

REPORT FOR EASTERN AREA PLANNING COMMITTEE**Report No. 1**

Date of Meeting	20 th April 2017
Application Number	17/00605/FUL
Site Address	Land at The Old Castle Club, Castle Street, Ludgershall Wiltshire, SP11 9QR
Proposal	Demolition of single storey extension to Old Castle Club and erection of 2 dwellings with associated car parking and landscaping (Resubmission of 16/09438/FUL).
Applicant	Mr S Willmont
Town/Parish Council	LUDGERSHALL
Electoral Division	LUDGERSHALL AND PERHAM DOWN – COUNCILLOR WILLIAMS
Grid Ref	426382 150983
Type of application	Full Planning
Case Officer	Georgina Wright

Reason for the Application Being Considered by Committee

Councillor Williams has called the application to committee for the following reasons:

- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Car parking
- Development in a Conservation Area

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Character of the area
- Heritage
- Residential amenity/living conditions
- Highway safety/parking
- S106/CIL

The application has generated objection from Ludgershall Town Council and 11 letters of representation, 9 of which are in objection.

3. Site Description

The site is situated within the built up limits of the Market Town of Ludgershall, as identified by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP26 (Tidworth Community Area). It part incorporates the Old Castle Club Social Club which exists to the north of the site. To the south the site abuts the Town's Fire Station and its associated yard. To the east and west the site is surrounded by residential properties and their associated amenities/parking provision.

The site has a backland position behind the properties of 7-11 Castle Street which front onto Castle Street (A342) to the east. Access is also served off Castle Street between the property of 7 Castle Street and the Fire Station. None of the buildings immediately

adjacent to the site are listed buildings but there are listed buildings in the area. 7-11 Castle Street to the immediate east; Crown Lane Works to the southwest of the site; and the properties on the opposite side of Castle Street (2 Crown Lane to 22 Castle Street) have been identified as part of the '*Ludgershall Conservation Area Character Appraisal & Management Proposals*' as significant unlisted buildings. The latter group of buildings (2 Crown Lane to 22 Castle Street) are also subject to an Article 4 Direction restricting permitted development rights. The whole site is also situated within Ludgershall Conservation Area.



The site, until recently, has served as the car parking area for the adjacent Old Castle Club. The applicant's agent has however confirmed that the site has now been sold off from the Club and there are now no parking rights over the land from the adjacent commercial use. The residents of 7 and 9 Castle Street also informally use the area for parking although again there are no legal rights over the land to do so. A small flat roof extension attached to the club extends into the site on its northern boundary. The remainder of the site is laid to a mix of hard standing and grass. The boundaries are defined by a mix of close boarded fencing, walls and hedgerows.

4. Planning History

K/41736/C	Demolition of existing warehouse buildings. Refused – 25.10.2001. Appeal Dismissed – 15.11.2002
K/41737	Development/erection of 8 No two storey houses and roofed carport. Refused - 25.10.2001. Appeal Dismissed – 15.11.2002
K/44492	Extension to form kitchen & toilet accommodation. Permission – 23.12.2002
K/45373	Partial demolition of warehouse residential conversion and new housing terrace to comprise of 9 units total. Permission – 25.06.2003
K/45599/C	Partial demolition of existing warehouse buildings and residential conversion. Conservation Area Consent – 10.07.2003
K/56009/F	Conversion of warehouse into 5 no. 2 bedroom dwellings and associated works (amendment to previous approval K/45373). Permission – 30.03.2007
16/09438/FUL	Demolition of single storey extension to Old Castle Club. Erection of 3 dwellings with associated car parking and landscaping. Withdrawn

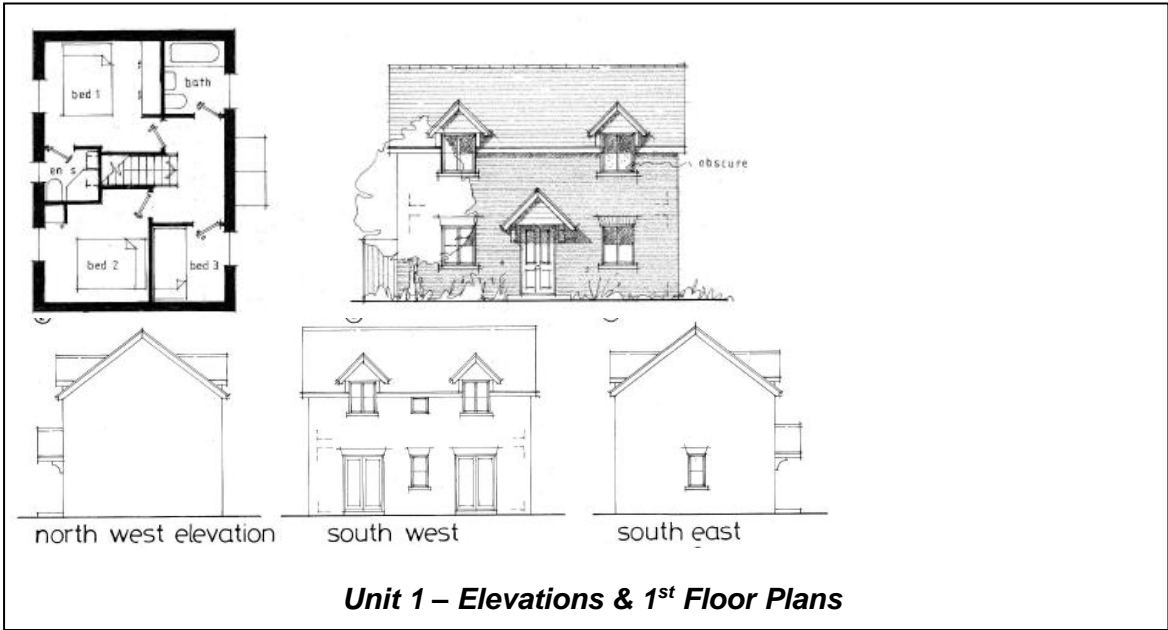
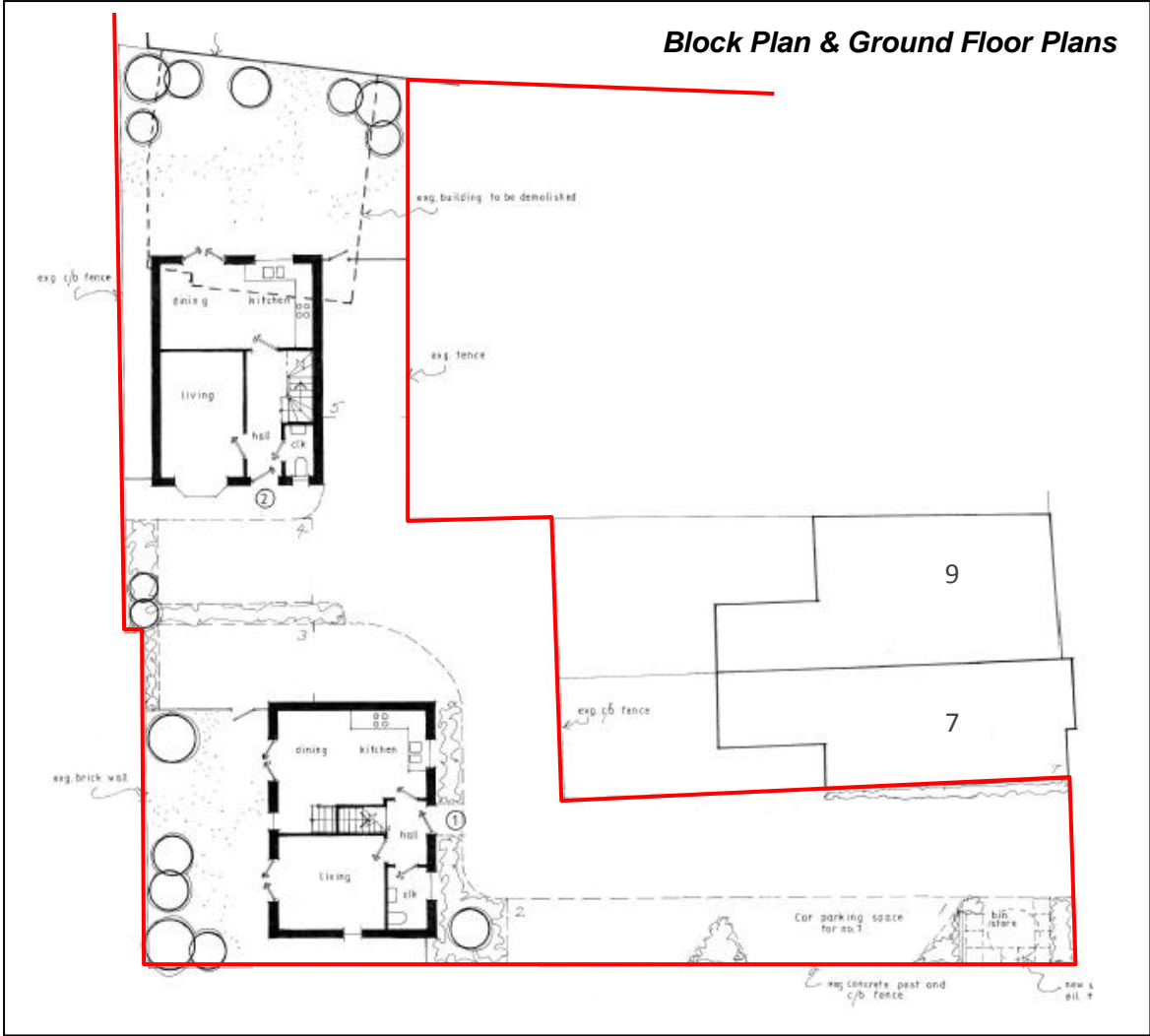
5. The Proposal

This is a full application proposing the demolition of the single storey extension that extends into the site from the Old Castle Club to the north and the redevelopment of the site with two detached dwellings. Each dwelling is proposed to be two storeys in height with three bedrooms. The first dwelling (Unit 1) is proposed in the south western corner of the site directly in line with the access leading from Castle Street. The second dwelling (Unit 2) is proposed at a right angle to the first and is wholly behind 11 Castle Street and adjacent to the Old Castle Club. Each dwelling is to be served by two car parking spaces and a rear private garden. A further parking space, positioned towards the road access, is identified on the plans as being available for the residents of 7 Castle Street. A bin store is also proposed at the site access to serve the two properties.

This is a revised scheme to one that was withdrawn last year. The previous scheme (Ref: 16/09438/FUL) involved three new dwellings on the land. This current scheme seeks to overcome the objections raised previously by the consultees, the main change being that the number of units has reduced to two.

During the course of the application a set of amended plans have been submitted. These have changed the design of the roof line of Unit 2 and have properly annotated the parking spaces to confirm the provision of a space for adjacent/existing residents. The application is also accompanied by a Supporting Statement and a letter from the Old Castle Club owners confirming the reason for the land sale and the parking arrangements that are now in place for the club as a result of the loss of this parking area.

Block Plan & Ground Floor Plans



Unit 1 – Elevations & 1st Floor Plans



6. Local Planning Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Kennet Local Plan policies (Saved by Wiltshire Core Strategy) (KLP):

None

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP27 (Tisbury Community Area)

CP43 (Providing Affordable Housing)

CP45 (Meeting Wiltshire's Housing Needs)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring High Quality Design & Space Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

Supplementary Planning Documents:

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Affordable Housing SPG (Adopted September 2004) Affordable Housing SPG (Adopted September 2004)

Ludgershall Conservation Area – Character Appraisal & Management Proposals (March 2007)

Wiltshire Local Transport Plan – Car Parking Strategy

7. Summary of Consultation Responses

Ludgershall Town Council - Objection

- We see this as an overdevelopment of the site which is within the conservation area of Ludgershall and a detriment to the local residents.
- This development will lead to a highway issue because as a result of the proposed development there will be no available car parking for the Castle Club visitors, which will lead to parking on surrounding streets/area. This is already an issue with residents parking.
- Part of the proposed plans is the demolition of extension to Old Castle Club, which includes their main fire exit. We feel that the alternative fire exit does not meet current standards.
- There will also be no evacuation assembly point. LTC would suggest that a fire officer inspect this application, before continuing.
- The licencing authority should also check the building regulations

Wiltshire Council Conservation – No objection subject to conditions

- I very much welcome the revised plans (ref 160239-03B) which fully address my previous concerns.
- It would be good to condition eaves, porch and window details to ensure that they are of suitable materials for the location (i.e. no off the shelf GRP porches).

Wiltshire Council Highways – No objection subject to conditions

- The Highway Authority would wish to raise an objection on the loss of parking for the club but as the land required has already been sold and therefore separated from the club, the HA cannot insist upon parking being provided for the club by the applicant.
- Given the fall-back position of the use of the site I am minded that the vehicle movements associated with two dwellings is acceptable.
- The parking is accessible, though a bit contrived at the access.
- There are two new houses and five spaces so that meets standards.
- In regards to the parking for the other dwellings In theory if it was an informal relationship with the Castle Club then the Club can do what they want with that space and if they sell it off (which they appear to have done before we had a chance to make any comment) they can and I cannot pass comment on it.
- The spaces closest to the houses should be allocated to them and the remaining space closest to the access can be additional.
- The access is narrow and therefore the planting will need to be removed to achieve as close to 3.5m as possible.
- I note the bin storage point for storage and collection days.
- Bearing in mind that I am not in the position to object to the loss of parking for the club, I offer no highway objection to the layout subject to the access being made to measure 3.5m and the parking being provided as shown on the submitted drawings.

Wiltshire Council Archaeology – No Objection subject to conditions

- This site is of archaeological interest as it lies close to the scheduled medieval castle and within the historic settlement of Ludgershall, which dates to at least the medieval period.
- Paragraph 128 of the NPPF states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been*

consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- In this case, I do not consider field evaluation to be necessary.
- Paragraph 141 states that “Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”.
- It is therefore recommended that a programme of archaeological works in the form of an archaeological watching brief is carried out as part of any development.
- The applicant should be aware that, if archaeological remains are encountered, this may have an effect on their programme of works. If human remains are encountered during the works, they cannot be removed without the appropriate permissions.

Wessex Water - Comment

- New water supply connections will be required from Wessex water to serve the site
- Southern water should be contacted regarding waste water

8. Publicity

This application was advertised through the use of a site notice, press notice and letters of consultation.

Nine letters of objection were received from the residents of 4, 7, 9, 11, 15, 16, 18, 19 & 20 Castle Street. The following comments were made:

- Concerned about lack of parking for the 60+ visitors to the new Function Room/Castle Club.
- The club has recently been improved and is looking to increase its functions. Parking provision is therefore essential for this use
- It is not sensible to rely on space being available in the town’s public car park in St James St, as that is often full when there is a wedding, christening or funeral in the Church opposite.
- No one is going to walk to the public car park from the club as it is too far
- Crossing this overused and dangerous road to other possible parking areas is difficult due to the blind bend
- There is no street parking near to the Castle Club
- The Green opposite is owned by L.T.C. and is a no Parking area
- The English heritage car park shouldn’t be relied on as this will stop legitimate visitors to this attraction from parking
- The existing car park is well used by the club and regulars and already generates overspill on to the pavements and grass verges in the area
- There are many houses on Castle Street without off-road parking
- The existing lay bys are well used by at least 9 existing households
- The loss of this car park will leave Nos. 7 & 9 Castle Street without car spaces which at present they have had for many years, without objection, in the car park. They have nowhere else to park

- At the two planning meetings for this and the previous, withdrawn application we were given the impression that the Applicant was already the owner of The Castle Club Car Park. However Certificate B has been completed and accompanies this application which shows that notice has been served on Mr Morrell/The Old Castle Club. This shows that the applicant does not own the land yet and that it is still owned by club.
- Site is too small for the development intended
- This will be detrimental to the surrounding dwellings in the conservation area, many of which are listed
- The proposed plan leaves virtually no turning space for vehicles to turn.
- Due to the close proximity and height the new dwellings will cause overlooking, loss of privacy, loss of light to the properties of 7-11 Castle Street
- Our property will be adversely affected by the noise from the new developments
- They are both too large and too high for this very small piece of land.
- Castle Street is a quiet rural location and to squeeze these new buildings in will impact visually and socially on the community.
- This development would block private skyline view of the tower of the 12 Century St James Church
- The value of our property will be adversely affected
- The Club Fire Escape would be dangerously compromised by the proposed houses and gardens.
- I understand the Government strategy is to meet targets for the development of affordable housing, however surely this is being achieved through large developments throughout Wiltshire including Ludgershall where currently large developments are happening. To cram housing into every little bit of land is not the answer and just impounds social problems within the area.

Two letters of support were received from the residents of 1 & 3 Castle Mews. The following comments made

- Look forward to seeing this development completed as this will be a huge improvement on the current eyesore that exists.
- Development into housing will improve the area
- The area is currently used as a dumping ground And I suggest could be considered a health and safety issue.
- We have noticed that the car park is not fully utilised so this will be no loss, and there is additional free car parking at St. James car park less than 1 minute walking distance. We fully support this application.
- I am concerned however about the impact of the development on the boundary wall to castle mews properties and would ask that the developer takes the preservation of this structure into account.
- I am assuming that you are the authority in planning matters and will ensure the materials used are sympathetic to the area and the impact on traffic has been considered
- I note other comments in relation to parking and respectfully suggest that is an issue associated with the operation of the Castle Club

9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

9.1 Principle of Development

As identified above, the site is situated within the built up limits of the Market Town of Ludgershall, as defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP26 (Tidworth Community Area). The principle of housing within these limits is therefore acceptable, provided that the impacts in terms of the design, character of the area, the implications for the heritage assets in the area; neighbouring amenities; and highway safety of the specific proposals put forward are acceptable.

These will therefore be discussed in more detail below.

9.2 Heritage Issues

The site is situated within the Ludgershall Conservation Area and in the vicinity of a number of significant unlisted buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires '*special regard*' to be given to the desirability of preserving a listed building or its setting. In addition, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions with respect to any buildings or other land in a conservation area, '*special attention*' shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having '*special regard*' and in paying '*special attention*' assessment must be made as to whether the proposal causes substantial harm, less than substantial harm or no harm to the asset (in line with the requirements of the NPPF).

The *Ludgershall Conservation Area – Character Appraisal & Management Proposals (March 2007)* specifically describes this site as follows: '*The fire station yard and adjacent car park are utilitarian and scruffy and the fire station itself associated intrusive traffic controls and signage are generally an eyesore*'. It is not therefore considered that the existing car parking area contributes in a particularly positive way to the character or appearance of the conservation area as a whole.

Now that this site has been sold off from the Old Castle Club it has no real purpose. *The Ludgershall Conservation Area – Character Appraisal & Management Proposals (March 2007)* suggests that with the regeneration of the Old Bottling Factory (to the west of the site, which is now in residential use) '*...the time is ripe for the relocation of the [Fire] Station to a more appropriate site on the outskirts of the town*' and that there is '*...reasonable potential for a comprehensive scheme that could use space efficiently whilst building up the frontage to the High Street and the adjacent lanes*'. However this aspiration was '*ripe*' in 2007. It has not occurred in the last 10 years and there is still no indication that the fire station is to be relocated. In any event, there is no planning mechanism to ensure that the two sites are made available together and should be comprehensively redeveloped together or that such an aspiration would warrant a reason for refusal of the current scheme involving solely the redevelopment of the car parking area. This application instead provides an opportunity to improve the character and appearance of the site and its contribution to the surrounding heritage assets and conservation area as a whole and therefore its redevelopment for '*a*' purpose should be encouraged.

The previous scheme at this site (Ref: 16/09438/FUL) involved the redevelopment of the site with three dwellings. This was considered to amount to overdevelopment. The Council's Conservation Officer further felt that the proposals would fail to preserve the character of the Conservation Area as a result of the design of the roof plan for the three dwellings; and their proximity to the properties of 7/9 Castle Street which thereby was considered to visibly crowd the existing buildings. This scheme was however withdrawn prior to a formal decision being made about the application.

The current scheme has sought to resolve the objections identified. The number of units has been reduced from three units to two units; the first unit has also been repositioned on the site and pulled further off the boundary that it is to share with the properties of 7 and 9 Castle Street; and through the submission of further amended plans, the design of the roof of unit 2 has also been altered to remove the flat roof element and maintain the traditional aesthetic of the two dwellings that the scheme is presenting. The Council's Conservation Officer has confirmed that these changes have overcome the previous concerns so that the proposals are now considered to be appropriate for the character of the area; the setting of the conservation area; and for the settings of the surrounding undesignated heritage assets as a whole. It is therefore considered that the proposals would cause no harm to the setting of the nearby listed buildings and would preserve the character and improve the appearance of the conservation area.

9.3 Design & Character:

With regard to the impact on the general character of the area, as has been identified above, this site has a backland position relative to the existing development in the area. Such forms of development can sometimes look out of place and have associated amenity issues (which will be discussed below). However each scheme must be considered on its own merits and an assessment of the specific character of this particular area needs to be made in order to assess the potential impact this proposal would have for the character of the area.

In this instance, this site is situated within the historic centre of Ludgershall where development has organically developed over time. It is not unusual in such an area for backland forms of development and indeed from the Castle Street vantage point the existing properties to the rear of the Fire Station, including the former factory buildings that have since been converted to a residential use, are very apparent behind the strong Castle Street frontage properties. Therefore it is considered that there is already a backland character to this part of the town and the redevelopment of this, fairly prominent backland site with further residential development could be found to be appropriate in such a setting. Indeed the conservation area appraisal for the area actively encourages the redevelopment of this car park site for residential purposes (albeit in a more comprehensive form along with the adjacent fire station site).

The proposed dwellings are designed in a traditional vernacular with a maximum height of 6.8 metres to their ridge, which is considered to be modest for a two storey modern development and is more akin to the cottage style proportions of the existing properties in the immediate vicinity. The use of brick header; cil; bay window; breaking eave dormer windows; and porch details will all serve to complement the more traditional detailing of the surrounding properties and will lead to an attractive development of this otherwise scruffy site.

Overall therefore, despite its visual prominence and backland position, it is considered that the redevelopment of the site with two dwellings is appropriate and will effectively integrate into the character of the area. The design is considered to be sensitive to the existing vernacular and the proposals are considered to respect the character and setting of the surrounding heritage assets. The proposals are therefore considered to be acceptable in these regards.

9.4 Neighbouring Amenities

As identified above, backland forms of development can have an unneighbourly impact and therefore for any such form of development to be acceptable, the layout and type of development needs to be carefully managed. Indeed concern locally has been raised about the potential for overlooking, loss of privacy, loss of light and amenities as a result

of the development. However in this instance the scheme has significantly changed in response to neighbouring concerns raised so that the properties have both reduced in number from the previous proposal and been moved away from the common boundaries.

Unit 1:

With regard Unit 1, the level of separation afforded from the facing elevations of the proposed dwelling and the existing dwellings to the rear (to the west) is 19.79 metres. This is considered to be a sufficient distance to limit any potential impact for neighbouring amenities in terms of loss of light or significant overlooking. Furthermore, given the orientation of plot 1 to the converted warehouse residential properties to the south; and the lack of fenestration on this façade, it is also considered unlikely that the proposals will result in any significant impact for these neighbouring residents in terms of overlooking or loss of light either.

The main impact from Unit 1 will be on the existing properties to the east of the site that front onto Castle Street and will back onto this proposed dwelling. The level of separation proposed between the front elevation of the proposed dwelling and the rear elevation of number 7 Castle Street is only 10 metres. This is not a significant distance to allay concerns regarding overlooking but is sufficient to limit potential for overshadowing/loss of light. The internal layout of the proposed dwelling has however carefully been considered so that the closest first floor window proposed in relation to number 7 Castle Street, is to serve a bathroom window. As a non habitable room this window can therefore be obscurely glazed and thus any direct overlooking would be mitigated. The other first floor window proposed on this elevation is to serve a bedroom but is sufficiently offset so as to make any 'view' oblique. Given this and the increased level of separation between facing windows it is therefore considered that any potential harm in terms of overlooking will not be significant, and certainly is not sufficient to warrant a reason for refusal in this regard.

Unit 2:

Unit 2 is to be positioned at a right angle to Unit 1 so that it is to present side elevations to the existing properties to the east and west. Windows on the side elevations are limited to a single first floor landing window, which can again be obscurely glazed to limit its potential for overlooking. The nearest first floor windows to the properties fronting onto Castle Street are on the southern elevation and again serve a bathroom window. The design of this unit has also been changed so that the slope of the roof is now to angle away from the common boundary and the flat roof blocky nature of the previous proposals has been removed. Altogether it is therefore considered that any potential for harm has been sufficiently minimised so that the potential impact of Unit 2 would not be so significant so as to warrant a reason for refusal.

As a result of their orientation to each other, it is also considered that the potential for inter-overlooking has also been reduced. The scheme is therefore considered to be acceptable in terms of neighbouring residential amenities, and accords with the provisions of WCS policy CP57 (Ensuring High Quality Design & Space Shaping), accordingly.

9.5 Highway Safety

The issue that has raised the most concern from neighbouring residents and the Town Council in respect of these proposals is in relation to parking and the fact that the proposals involve the redevelopment of an existing car parking area that serves the adjacent social club. The supporting documentation however confirms that the car parking area has already been sold off from the club and therefore there is no legal right for the club to use this area for parking. The documentation confirms that this has been

sold off in order to pay off debts associated with the club; to fund maintenance of the roof; and to fund other improvements that are required at the club. It is suggested that if it had not been sold off the club/facility may have had to close.

Local representation has suggested that as Certificate B accompanies the application, which serves notice on the owner of the site and this is identified to be adjacent social club, that the car parking is still in the ownership of the club and its use is still an important consideration for the application. However the applicant's agent has reconfirmed that the land has already been sold off and that Certificate B was only served because the scheme involves the demolition of a small flat roof addition to the club that is to be demolished in order to provide garden land for Unit 2.

Given this position, and the fact that there is no control for the current owner to make the land available for car parking at the adjacent social club, the Highway Authority has confirmed that it has no objection to the proposals or the loss of car parking for this facility. It has also confirmed that the two dwellings require 4 on site parking spaces (5 are provided) and subject to a change to the access to secure a 3.5 metre width access, it has no objections to the proposed redevelopment of the site as proposed. These changes have been secured by the amended plans that have been received during the course of the application.

Local concern has been raised about the loss of parking serving the properties of 7 and 9 Castle Street, as the residents of these properties currently park in this rear car parking area. However the parking arrangement is an informal ad hoc arrangement that has not been legally secured. There is no legal requirement for the new owners of the site to provide this parking provision. However, and in any event the scheme shows one additional parking space than is necessary to serve the development which the amended plans now confirm will be made available for the residents of number 7 Castle Street.

9.6 Other Matters

The Town Council has objected to the scheme because, among other things, it is concerned that the demolition of the flat roof extension on the Old Castle Club (as proposed) will result in insufficient fire escape procedures for the club. However this is not a planning matter and it will be for the owners of the Castle Club to arrange alternative fire evacuation procedures following the loss of this element of the building.

10. S106 contributions/Community Infrastructure Levy

As the proposals involve a net gain of 2 dwellings in the area, WCS policy CP43 (Providing Affordable Housing) is not triggered and no affordable housing is required as part of the scheme. However as of May 2015 the Council adopted its Community Infrastructure Levy (CIL) which applies to any additional dwellings in the area.

11. Conclusion

Despite the visual prominence of the site and its back land position behind the strong frontage properties facing onto Castle Street, it is considered that the proposed redevelopment of this former car parking area with two modest dwellings of traditional detailing, can be accommodated without detrimental harm for the character of the area/conservation area; the setting of any nearby heritage assets; neighbouring residential amenities; or highway safety. The proposals are recommended for permission accordingly.

RECOMMENDATION

Permission subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Ref: 160239-02 – Location Plan. Received – 20.01.2017

Ref: 160239-03 Rev B – Design Scheme. Received – 09.03.2017

Ref: 160239-04 – As proposed. Received 04.04.2017

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

5. No development shall commence within the site until:
 - A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest

6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

7 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

8 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A, B, C or E shall take place on the dwelling houses hereby permitted or within their curtilage without the prior grant of planning permission from the local planning authority. .

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 11 Before the development hereby permitted is first occupied the first floor windows on the eastern elevation of Unit 1 shown to be serving a bathroom; and the windows on the southern and eastern elevations of Unit 2 shown to be serving a bathroom and a landing respectively, shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and shall be fitted to be top hung only. The windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives

- 1 The applicant's attention is drawn to the comments received about the site to application ref: 16/09438/FUL, dated 19th October 2016.
- 2 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.
- 3 Please note that in respect of condition 4, off the shelf GRP porches will not be acceptable and will not satisfy the requirements of this condition - no off the shelf GRP porches).
- 4 Please note that in respect of condition 5, any archaeological work should be conducted by a professionally recognised archaeological contractor in accordance with a written scheme of investigation approved by this office and there will be a financial implication for the applicant.