

Application Number:	S/2011/0551		
Deadline:	13/07/11		
Site Address:	Site adjacent to Fitz Farm Teffont Salisbury SP3 5QY		
Proposal:	Erect dwelling and garage. Amendments to planning application and approval S/08/0871		
Applicant/ Agent:	Mr Gary Adlem		
Parish:	Teffont		
Grid Reference:	398758 132662		
Type of Application:	FULL		
Conservation Area:	Teffont Magna & Evias	LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Reason for the application being considered by committee

Councillor Wayman has requested that this item be determined by Committee due to issues relating to the scale of development, its relationship to adjoining properties, and design.

1. Purpose of report

To consider the above application and the recommendation of the Case Officer that planning permission be GRANTED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

- The principle of development;
- Character and appearance of the area
- Amenities of adjoining and nearby property;
- Highways considerations.

The application has generated a partial objection from Teffont Parish Council.

3. Site Description

The site relates to a building plot where a two storey stone dwelling has recently been constructed (08/0871), although is yet to be completed and occupied. This is situated towards the northern end of the village, just within the limit of the Housing Restraint Area.

4. Relevant Planning History

Application Number	Proposal	Decision
08/0871	Erect new 2 storey dwelling	AC 07.07.08
10/1879	The construction of a two storey cottage	Resolved for approval. R2 awaited before issuing decision

5. Proposal

Consent is sought to amend the design of the approved dwelling, in order to provide a loft conversion to create a fourth bedroom, and to erect a detached double garage.

6. Planning Policy

Local Plan: policies G1, G2, G5, H19, D2, C4, C5, C12, C13, C17, C18, CN8, CN10, CN11, CN21, CN22, TR11, TR14, R2

Central government planning policy: PPS3, PPS5, PPS9, PPS25

7. Consultations

Parish Council

Object to proposed garage which is an overdevelopment of the site, is too high, and does not use complimentary materials. But no objection to the proposed loft conversion and roof lights subject to the use of obscure glazing.

Conservation Officer

No objection

Archaeologist

No objection subject to condition requiring an archaeological watching brief

8. Publicity

The application was advertised by site notice and neighbour consultation.

No letters of representation were received.

9. Planning Considerations

9.1 The principle of development

The site is within a Housing Restraint Area where policy H19 of the Local plan states that development will be acceptable only if the following criteria are met: i) there will be no adverse impact on the character of the settlement or neighbourhood designated as a Housing Restraint Area; ii) there is no loss of an important open space which contributes to the special character of the area; iii) the loss of features such as trees, hedges and walls, which contribute to the character of the area, is kept to a minimum; and iv) the development will be in keeping with the character of the neighbouring properties.

Policy D2 of the Local Plan states that the design of infill development proposals should respect the character of the area, with particular regard to building lines, scale and height and plot widths.

Policy CN8 states that within Conservation Areas only development which preserves or enhances the character of the area will be permitted.

9.2 Character and appearance of the area

The proposed loft conversion would have minimal impact upon the character of the area, with the only external differences between the approved consent and current proposal being the provision of two roof lights within the non-public facing rear elevation.

The proposed garage, on the other hand, would be visible from the streetscene. However, it would be situated to the rear of the plot and would be of relatively modest proportions and traditional design. It would have a clay tiled roof and stone plinth to match the associated

dwelling, with timber clad walls and timber doors. Whilst the Parish Council have expressed reservations over the use of timber, it considered that this material is not uncharacteristic of ancillary outbuildings within the locality. The Parish Council also suggest that if approval be granted, that the timber be natural and unstained, and it is agreed that this is appropriate.

Given that the siting of the garage would not require the removal of any trees, and that it would be set back some distance from the road, it is not considered that the development would significantly affect the green and spacious character of the Housing Restraint Area, even when considered in combination with the extant consent for the new dwelling granted under consent S/2010/1879.

9.3 Amenities of adjoining and nearby property

It is not considered that the proposed roof lights would cause harmful overlooking subject to the southern-most one being fitted with obscure glazing and being suitably fixed shut. This can be secured through a planning condition.

Given the relatively modest scale of the proposed garage and its distance from neighbouring dwellings, it is not considered that this aspect of the proposal would affect the amenity of neighbours.

9.4 Highway considerations

The proposed garage would provide an additional two potential car parking spaces without significantly impinging upon the previously approved parking/turning area. Consequently it is considered that the proposal would be acceptable in highway terms.

9.5 Recreational open space

Since the amendments to the new dwelling increase the number of bedrooms provided, an additional contribution towards recreational open space within the locality is required in accordance with policy R2.

10. Conclusion

The proposed amendments to the dwelling, comprising a loft conversion and provision of a detached garage, would not significantly alter the planning merits of the scheme as originally consented subject to conditions including the fixing shut and fitting of obscure glazing to a roof light.

11. Recommendation

Subject to the applicant entering into a section 106 legal agreement to secure the appropriate financial contribution towards off-site recreational open space

Planning Permission be GRANTED for the following reason:

The proposed amendments to the dwelling, comprising a loft conversion and provision of a detached garage, would not significantly alter the planning merits of the scheme as originally consented subject to conditions including the fixing shut and fitting of obscure glazing to a roof light. The proposal would therefore still accord with the aims and objectives of the development plan and other Government guidance, having particular regard to Local Plan policies G1, G2, G5, H19, D2, C4, C5, C12, C13, C17, C18, CN8, CN10, CN11, CN21, CN22, TR11, TR14, R2 and PPS3, PPS5, PPS9, PPS25.

Subject to the following 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 Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) The development shall only be undertaken in accordance with the following approved plans:

Plan Ref....C/603/1...	Date Received....18.04.11....
Plan Ref....9.0...	Date Received....29.03.11....
Plan Ref....9.02...	Date Received....29.03.11....
Plan Ref....9.06 First Floor...	Date Received....20.05.11....
Plan Ref....9.06 Second Floor...	Date Received....29.03.11....
Plan Ref....C/603/5...	Date Received....29.03.11....
Plan Ref....C/603/15...	Date Received....18.04.11....
Plan Ref....9.02...	Date Received....29.03.11....

Reason: For the avoidance of doubt.

- 3) No development shall commence on the garage until a schedule of external facing materials, and where so requested samples, 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: To secure a harmonious form of development.

Policy: H19, D2, CN8

- 4) The finished floor level of the garage shall be set no lower than the finished floor level of the dwelling, as detailed within submitted drg. no. C/603/15.

Reason: In the interests of minimising flood risk.

Policy: PPS25

- 5) No development shall commence on the garage until details of all new windows and external doors have been submitted to and approved in writing by the Local Planning Authority. Where so requested by the local planning authority detailed sections and elevations of all new windows shall be submitted to at least 1:5 scale, and detailed sections and elevations of all new doors shall be submitted to at least 1:10 scale. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the development.

Policy: CN8

- 6) Before the first occupation of the development hereby permitted the southern-most roof light in the rear elevation of the dwelling shall be glazed with obscure glass only and permanently fixed shut or fixed with a ventilation stay restricting the opening of the window, in accordance with details which shall have first been submitted to and agreed in writing by the local planning authority.

Reason: In the interests of residential amenity and privacy.

Policy: G2

- 7) No development shall commence on the garage until details of all new rainwater goods 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: In the interests of the visual amenity of the development.

Policy: CN8

- 8) No development shall commence on the garage until details of the proposed means of enclosure for the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the first occupation of the dwelling.

Reason: In the interests of the visual amenity of the development.

Policy: G2, CN8

- 9) No development shall commence on the garage until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation of the dwelling.

Reason: In the interests of the visual amenity of the development.

Policy: H19, CN8

- 10) No development shall commence within the area of the proposed garage 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.

Policy: CN22

- 11) Notwithstanding the provisions of Classes A to E of Schedule 2 (Part 1) to the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling nor the erection of any structures within the curtilages unless otherwise agreed in writing by the Local Planning Authority upon submission of a planning application in that behalf.

Reason: In the interests of visual and neighbouring amenity.

Policy: G2, H19, CN8

12)The development shall be carried out in accordance with the pollution prevention method statement submitted as part of this application.

Reason: To avoid pollution of the river system.

Policy: C18