

Deadline:	13 th May 2010		
Application Number:	S/2010/0395		
Site Address:	LAND LOCATED BETWEEN CASTERBRIDGE AND THE PADDOCK SHRIFFLE LANE WINTERSLOW SALISBURY SP5 1PW		
Proposal:	ERECTION OF SINGLE STOREY DWELLING		
Applicant/ Agent:	BERNARD EACOCK LTD		
Parish:	WINTERSLOW		
Grid Reference:	424712 132846		
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	Mrs J Wallace	Contact Number:	01722 434687

Councillor Devine has requested that this item be determined by Committee due to:

Environmental/highway impact

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED

2. Main Issues

The main issues to consider are :

1. Principle of proposed development
2. Scale and design
3. Impact upon neighbour amenity
4. Highway issues
5. Public Open Space provision, Policy R2
6. Other matters, drainage issues

3. Site Description

The site is located in an established residential area with a mix of housing of various ages and designs, fronting on to the south side of the Shripplle. Generally, there is a spacious feel to the development as the dwellings are mostly relatively large and on comparatively large plots, though the area is not uniform. The dwellings are accessed by a single width track which is unmade, narrow and in a very poor condition.

The asymmetrical site measures approximately 11m in width and between 32m and 25m in depth. It is fenced off from the surrounding land and is at present vacant. To the south-west is a recently extended bungalow, The Paddock, whilst to the north-east there is a small bungalow called Casterbridge. There is a general fall in the land from east to west which results in the application site being higher than that of The Paddock to the south-west.

4. Planning History

Application number	Proposal	Decision
79/1389	Erection of dwelling O/L	Refused 19/12/79
93/0727	Erection of detached bungalow	Refused 01/07/93 Appeal dismissed 25/03/94
01/381	Erection of one bedroom bungalow under tile roof with new vehicular and pedestrian access	Refused 21/05/01
09/1777	Erection of dwelling	Withdrawn 20/01/10

5. The Proposal

It is proposed to erect a detached bungalow of approximately 78 sq.m. on the site. The dwelling would be approximately 11m deep and 8.4m wide, at its widest and would be located towards the rear of the site. Parking for two vehicles is to be provided on the south-west boundary together with a turning area

6. Planning Policy

The following saved policies are considered relevant to this proposal

G1 and G2	General criteria for development
G3 and G5	Water
D2	Design criteria
H16	Housing Policy Boundary
R2	Public Open Space
TR11	Off street parking
PPS25	Development and flood risk

7. Consultations

Parish council

No objections but would like to make the following observation. There are certain properties within the Winterslow area that are experiencing immense water / drainage / sewerage problems and we would appreciate it if you could highlight this as a potential 'flood' problem to ensure no further properties experience the same problem / make the current situation worse.

Highways

Recommend refusal for the following reason 'The narrow unmade track to which this dwelling would have access is inadequate and unsuitable to cater for this additional dwelling'

Wiltshire Fire and Rescue

Consideration should be given to ensure access to the site is adequate and that there are adequate water supplies for fire fighting. Encouragement to provide domestic water sprinklers

Environmental Health

No objections but recommend conditions to control hours of work in the interests of the amenities of the neighbours.

Drainage officer

There is a known flooding problem within the area. Prefer no new residential development until the existing surface water system has been upgraded, as any increase in surface water within this area would exacerbate the existing problems and will adversely effect existing properties within Winterslow.

Wessex Water

The site is not located within a Wessex Water sewered area, but there is a water main in the vicinity of the proposal. A point of connection can be agreed at the detail design stage,

Southern Water

Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification with an expiry date of 22 April 2010

Four letters of comment/objection have been received.

Summary of key points raised

- There is a localised flooding issue in Winterslow related to highway and surface water drainage. The continuing introduction of new properties, before remedial work has been undertaken on the drainage is unacceptable.
- Unlike the permission granted for the new house at Lowenva, the proposed

development is 300m from the nearest main road

- The access tracks are totally unsuitable to serve additional dwellings
- Dwelling would be visually imposing on neighbour, being 2m above it
- Loss of privacy and light
- Confusion in drawings as to whether hedge is to be retained or replaced with a wall.

9. Planning Considerations

9.1 The principle of the proposed development.

The site is located within the Housing Policy Boundary for Winterslow. In such areas development proposals such as this are considered to be acceptable in principle and the considerations therefore centre on the merits of this proposal.

In 1993, permission was refused for a bungalow on this site and a subsequent appeal was dismissed. Whilst the previous proposed dwelling was about 80 sq.m (in comparison to the current proposal of 78sq.m) and in a more central location on the site, it is considered that the appeal Inspector comments need to be taken into consideration. At that time the Inspector concluded that the proposed dwelling would be unsympathetic to the spacious character of the area, due to the scale of the proposed dwelling and the restricted size of the proposed curtilage. However since 1994, Government advice and guidance has been revised and development is now required to make the most beneficial use of land within existing settlements in order to achieve the wider sustainability objectives and it is recognised that a broad mixture of dwellings within localities plays a vital role in ensuring the vitality and viability of villages. Therefore, if the proposal for the development of the site were acceptable in terms of its relationship to adjacent dwellings and the character of the area then the mere fact that the plot was of a smaller size than others in the locality would not in itself be an automatic reason for refusal.

In considering the 1993 application the Inspector also concluded that the proposed development would affect the amenities of the neighbouring residents within the property known as The Paddock and that The Shripplie would form an inadequate access to the development with regard to the state of the track, poor visibility and conflict with pedestrians and these considerations are addressed below.

9.2 Scale and design

The application site is located between two bungalows and extends to approximately 0.4ha. Though it is a smaller site than either of its neighbours, as well as smaller than much other development in the vicinity. The proposed bungalow would virtually fill the entire width of the site, but such a relationship with the site is not unusual. The proposed dwelling is to be provided with a turning area and two car parking spaces, whilst this meets the car parking requirements, because of the limited area of the site the result is a very small rear garden/amenity space (5m x 11m) and limited space for soft landscaping.

However, the dwelling is also small, being described as having two bedrooms. Like its neighbours, it will be of single storey construction. As regards its siting, the proposed dwelling is shown located midway along a line on the site between Casterbridge and The Paddock respecting the general building line in the area. Due to the slope of the hillside, the terrain has a downward slope from east to west. Due to this differential in the height, the proposed dwelling would be higher than the dwelling known as The Paddock and sited on lower ground than Casterbridge, however, the dwelling has been designed with a very shallow pitched roof and with an overall height of 4m will respect the trend in ridge heights and will not be dominant in the street scene. In this respect the siting and scale of the proposed building is considered to be in accord with the general building line, scale and height of the dwellings in the immediate vicinity

9.3 Impact on neighbour amenity

The creation of a single storey dwelling in the position proposed within the site, designed as it is to minimise intrusion on the neighbours by the omission of most of the side elevation windows, will not overlook the neighbouring properties. However, the sheer presence of a dwelling in a position where currently there is not one will because of this, create a perception of overlooking and loss of privacy in comparison with the existing situation particularly for The Paddock. However, the new dwelling will only have an overall height of 4metres and will be set back from the boundary with the Paddock by 1.5m. Therefore, even combined with the sloping site, the change in outlook for The Paddock is not considered to be so detrimental as to warrant refusal.

In relation to Casterbridge, which is on a higher level, the side elevation is proposed to have two windows. These would be screened by the boundary treatment. But to further assist in reducing the impact of the development, the kitchen window is proposed to be high level and the bathroom window to be obscure glazed. It is therefore considered that there will be little impact upon the amenities of these neighbours.

9.4 Highway Issues

The proposed development will take its access off the Shripplle, an unmade and narrow track which serves a number of existing dwellings. Concerns have been expressed that a further residential property would increase traffic using the track to the detriment of its already poor condition, and highway safety. When considering the appeal, the Inspector accepted that The Shripplle would form an inadequate access to the development with regard to the state of the track, poor visibility and conflict with pedestrians. Wiltshire Highways in commenting on this new proposal, still consider that the access is inadequate and unsuitable to serve the proposed development.

Whilst members will be aware that Wiltshire Highways has consistently recommended refusal of residential development on the Shripplle, members have not always agreed. Most recently, members permitted a new dwelling to be erected in the grounds of Lowenva (S/2009/1343). However, though, it could be argued that one further additional property may not in itself constitute a substantial increase in use of the route, the considerations in this case are

different. That site was on the edge of the Shrippe and very close to the proper carriageway. This site on the other hand is 100m from the junction of the Shrippe with The Flashett and a further 130m from Gunville Hill, a total distance of 230m from the proper carriageway. In the other direction the site is approximately 340m from the junction with The Common. Also, as members are aware the Shrippe is of a substandard width and in the vicinity of the site is particularly narrow with no passing places. Therefore in this case, and as the highway has not improved since the Inspector upheld the highway reason for refusal, and the track is in an extremely poor condition, with severe potholes and no obvious signs of maintenance, no passing places and no pedestrian footways it is considered that there is a reasonable and sustainable highway reason for the refusal of this proposal.

9.5 Public Open space provision

A contribution for recreational facilities would be required for the new dwellings pursuant to the above policy. This could be secured through a unilateral agreement, but in this case, as the applicant has not made provision with regard to policy R2 a public open space reason for refusal is recommended in order to secure an appropriate contribution at any subsequent appeal.

9.6 Other matters, drainage issues

Though the Strategic Flood Risk Assessment did not identify this part of the The Shrippe as having a flood risk, there is a known flooding problem in this area and the drainage officer advises that there should be no new residential development in this part of Winterslow, until the existing surface water system has been upgraded, as any new or increase of surface water within this area with adversely effect existing properties within Winterslow. There are plans to carry out initial works within Winterslow in this financial year and this should prevent some of the issues experienced over the last few years. Due to shortage of funds, the whole scheme to improve the situation will be phased in over the next few years.

10. Conclusion

The proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers and is considered to be of an acceptable siting and scale. However the applicant has not demonstrated that the development would not exacerbate a local surface water problem and the proposed development takes its access off the roughly surfaced unlit track, The Shrippe, which is in an inadequate and unsuitable access to serve the proposed development and as such is contrary to the aims and objectives of policy G2 of the adopted Salisbury District Local Plan.

Recommendation

It is recommended that planning permission is refused for the following reasons:

1 The proposed development takes its access off the roughly surfaced unlit track (The Shrippl) which is in an inadequate and unsuitable access to serve the proposed development and the proposal is considered to be contrary to the aims and objectives of policy G2 of the adopted Salisbury District Local Plan.

2 In the absence of any of information regarding a surface water scheme, the applicant has not demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not exacerbate the existing surface water problems within Winterslow, contrary to Local Plan policies G3 and G5 and PPS25.

3 The proposed residential development is considered by the Local Planning Authority to be contrary to Policy R2 of the Adopted Replacement Salisbury District Local Plan as appropriate provision towards public recreational open space has not been made.

Informative

It should be noted that the reason given above relating to Policy R2 of the Adopted Replacement Salisbury District Local Plan could be overcome if all the relevant parties agree to enter into a Section 106 legal agreement or if appropriate by condition, in accordance with the standard requirement for recreational public open space.

Appendices:	NONE.
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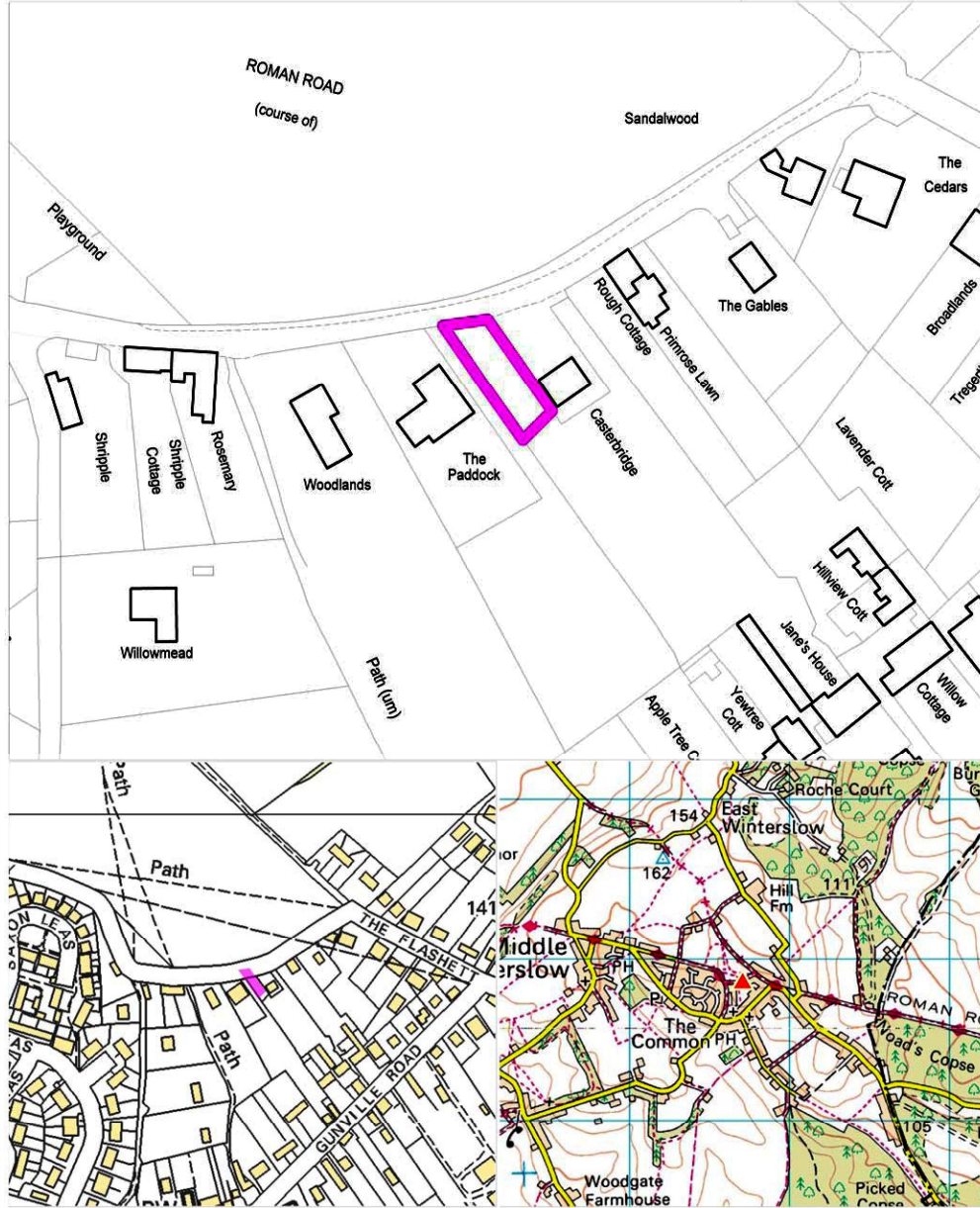
Background Documents Used in the Preparation of this Report:	BEL09-034-01 received on 4 March 2010 BEL09-034-02 received on 4 March 2010 804.01B received on 4 March 2010 Appeal T/APP/T3915/A/93/232593/P7 relating to S/1993/0727/TP
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ERECTION OF SINGLE STOREY DWELLING

S/2010/395

Site Visit:



Wiltshire Council
Where everybody matters

THE PADDOCK SHRIPPLE LANE WINTERSLOW SAL

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