Longman
Planning Consultancy

Planning statement

Land adjacent to The Old Vicarage, Milston Road, Bulford, Salisbury, SP4 9BY

June 2023

20 Greetham Road, Aylesbury, HP21 9BS
E-mail info@longmanplanning.co.uk **Tel** 07789 912568
www.longmanplanning.co.uk

RTPI
Chartered Town Planner

Longman
Planning Consultancy

Introduction

This statement accompanies a full planning application for the demolition of the existing outbuilding and the erection of two storey detached dwelling on land adjacent to the Old Vicarage on Milston Road in Bulford.

Site description

The site consists of an infill plot of land positioned between the Old Vicarage to the west and Amiens House to the east. Access to the site is achieved via the existing access that serves the Old Vicarage. There is also an existing vehicular access to the north. To the south of the site there is Bulford Droveway.

The site is not located in the Green Belt, Area of Outstanding Natural Beauty or Conservation Area. There are no listed buildings in the vicinity of the site. The site is in flood zone 1.

An aerial image of the site is shown below:

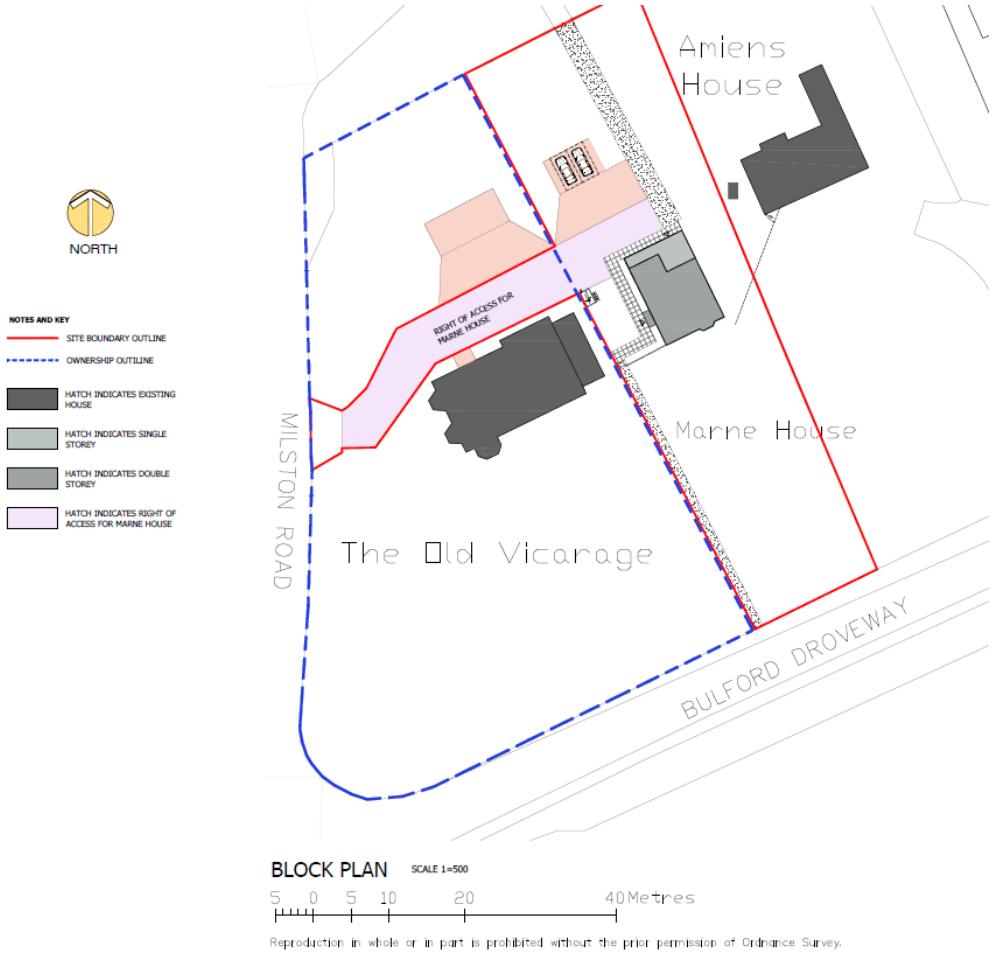


Proposed development

The proposed development consists of the demolition of the existing outbuilding and the erection of a two storey, pitched roof, three bedroom, detached dwelling. There would be a single storey element to the front and a porch on the western elevation which would provide access to the property. To the south there is a large garden

area and to the front there is an area of hardstanding providing car parking space for two vehicles.

The proposed block plan is shown below:



The three properties to the north east of the site are owned by the Ministry of Defence (MOD) and are all named after World War I battlefields. In order to be in keeping with this historical aspect, the proposed dwelling is also to be named after a World War I battlefield (Marne House).

Planning history

There is the following planning history associated with the site including the Old Vicarage:

S/1981/0219 O/L - Demolish existing workshop and erect house, garage and construction of new access at land adjacent the Old Vicarage, Camp road, Bulford. – Approved

PL/2022/03171 - Erection of single storey side extension and the addition of 3 dormers to the roof - Approved.

There is also a recent pre-application enquiry relating to the proposed development (reference ENQ/2022/01751),

Planning policy context
There is the following planning policy context:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (January 2021) (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy)
C6 Special Landscape Area

Wiltshire Core Strategy (WCS)
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP4 (Community Area)
CP50 (Biodiversity)
CP57 (Ensuring High Quality Design & Space Shaping)
CP60 (Sustainable Transport)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)
CP69 (Protection of the River Avon SAC)

Supplementary Planning Documents
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Wiltshire Local Transport Plan – Car Parking Strategy
Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Key issues
The key issues relevant to the planning application are:

- Principle of the development
- Character and design
- Neighbouring amenities
- Highway safety
- River Avon Special Area of Conservation (SAC) catchment area

- Trees
- Ecology
- CIL

Principle of the development

Core Policy 4 confirms that development in the Amesbury Community Area (which includes Bulford) should be in accordance with the Settlement Strategy set out in Core Policy 1 and growth in the Salisbury Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county, and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.

Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

The site is located within Bulford which is defined as a Market Town as defined in the Wiltshire Core Strategy. The principle of a new dwelling on this site is therefore acceptable in this location subject to compliance with other relevant planning policies. This was confirmed within the pre-application response.

Character and design

Core Policy 57 requires a high standard of design for new all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Within the pre-application response, the Council confirms that creating the new residential plot will not have a harmful impact on the character of the local area. The new residential plot would be a rectangular plot not dissimilar to the three residential properties to the east although it would be slightly narrower.

For this reason, the pre-application response suggested that the size of the proposed dwelling is reduced and reoriented in order to ensure that the site is not overdeveloped. The dwelling is now set well in from the side boundaries ensuring a spacious appearance. The position of the dwelling has also been moved further to the south in line with the Old Vicarage therefore ensuring that it is less prominent within the context of the surrounding dwellings.

In terms of the design and appearance, it was recommended at the pre-application stage that the proposed dwelling should not replicate the appearance of the neighbouring Old Vicarage. The design of the proposed dwelling has therefore been amended and now has a traditional appearance, but one that does not mimic the historic Old Vicarage.

The pre-application advice also recommended that the dormer windows allowing for accommodation in the roof space. The dormers have therefore been removed, and there is now no living accommodation proposed within the roof space.

The changes to the proposed dwelling ensure that it is subservient to the Old Vicarage and that the Old Vicarage remains the focal point of the wider setting.

The proposed access uses the existing access point that already serves the Old Vicarage from Milston Road and this will be the primary access to the property. There is already an existing access from the north which is to be retained.

In relation to the existing access from the north, a license agreement is being sought by the proprietors of the Old Vicarage with the MOD for 'right of way' over their land (which is the northern access road).

The MOD has no objection to providing the right of way access and they have agreed that they will be providing the access for a total sum of £1. The previous owner of the Old Vicarage also had this agreement in place and the neighbouring properties also have access to their house from this access road. Therefore, there is no access/ownership issues relating to the site.

Overall, the scale, design and positioning of the proposed dwelling is now appropriate and would be in keeping with the character and appearance of the local area.

For these reasons, the proposed development would be compliant with Core Policy 57 and with the requirements of the NPPF 2021.

<u>Neighbouring Amenities</u>

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself.

At the pre-application stage, concerns were raised by the Council that the proposed dwelling would have a harmful impact on the amenities of Amiens House due to the proximity of the proposed dwelling to the shared boundary.

Longman
Planning Consultancy

Additional concerns were raised in relation to the position of the access, driveway and parking area adjacent to the rear amenity space and rear elevation of Amiens House.

In response to these concerns, significant changes have been made to the scale and position of the dwelling itself and also to the position of the access and car parking area.

In terms of the impact of the dwelling on the residential amenities of Amiens House, the proposed dwelling has been significantly reduced in scale and it has been pulled much further back from the side boundary. This means that there would not be any loss of light or outlook from the windows in the western elevation of Amiens House.

There are no windows at first floor level in the eastern elevation of the proposed dwelling and there is therefore no opportunity for overlooking towards Amiens House.

In relation to the access, driveway and parking area there have also been significant changes. The parking area has been repositioned so that it is set well within the plot and is not adjacent to the boundary with Amiens House. The parking area and associated hardstanding area now reflects that associated with the Old Vicarage.

As the dwelling now has only three bedrooms, only two car parking spaces are required and therefore the amount of car parking has been reduced which will also mean a reduction in impact on residential amenity.

The main access to the dwelling is now taken via the existing access to the Old Vicarage. However, the addition of one dwelling is not considered to create vehicular movements that would materially harm the amenities of the Old Vicarage.

Due to the repositioning and reduction of the parking area it is not considered that there would be any harmful impact as a result of vehicle movements on the residential amenities of either Amiens House.

In relation to the amenities of the Old Vicarage, the proposed dwelling is set far enough away that there would be no harmful impact as a result of being overbearing or impacting outlook or access to natural light.

There are no windows serving habitable rooms in the western elevation of the proposed dwelling and therefore there is no potential for overlooking. The relocated car parking is also positioned far enough away from the boundary with the Old Vicarage to ensure that there is no harmful impact as a result of vehicle movements.

For these reasons it is considered that the proposed dwelling has no harmful impact on residential amenity. The proposal would be compliant with policy 57 and with the requirements of the NPPF 2021.

Highway safety

The current parking policy is set out in the Wiltshire Local Transport Plan 3 (LTP3). Regarding parking standards, LTP3 sets out minimum space requirements for residential developments.

The proposed dwelling has three bedrooms and therefore two car parking spaces are required. The proposed block plan shows two car parking spaces which meets this requirement.

The highways team provided feedback at the pre-application stage and confirmed that there would be no highway objections to the proposed development including the access from Milston Road.

For these reasons, the proposed development would be acceptable in relation to parking and highway safety. The proposal would be compliant with the requirements of the LTP3 and with the NPPF 2021.

River Avon Special Area of Conservation (SAC) catchment area

The proposed site falls within the catchment of the River Avon SAC. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity.

The Council is currently implementing a phosphorous mitigation strategy to offset all planned residential development permitted during this period.

The proposed development would fall within the scope of the mitigation strategy and would not lead to any adverse impacts alone or in-combination with other plans and projects on the River Avon SAC. It was confirmed at the pre-application stage that the proposal would be acceptable in this respect.

Trees

As there are a number of mature trees on the site, it was advised that an arboricultural survey is prepared to support any formal planning application. An arboricultural report has been produced which assesses the potential impact on trees.

It concludes that there would be no harmful impact on existing high quality trees subject to requirements of the Arboricultural Method Statement. As a result, the

proposed development would not have a harmful impact on trees and would be compliant with the relevant policies of the Development Plan and the requirements of the NPPF 2021.

Ecology

As the existing outbuildings to be demolished may support protected species, it was advised that any formal application should be supported by a Phase One Ecological Survey.

An appropriate survey has been produced and submitted as part of the planning application. It concludes that no species or habitats of conservation importance were found and it is considered that the development will cause negligible impact on the biodiversity of the area. As a result, the proposed development would not have a harmful impact on ecology and would be compliant with the relevant policies of the Development Plan and the requirements of the NPPF 2021.

Community Infrastructure Levy (CIL)

The proposed development would be liable for CIL. The appropriate forms have been submitted as part of the planning application.

Conclusions

The principle of the proposed development is acceptable. Following the pre-application enquiry there have been significant amendments to the scheme to ensure that the previous concerns of the Council have been addressed.

The proposed development would now be acceptable in relation to character and design, neighbouring amenity, highway safety, impact on the SAC, impact on trees and ecology.

As a result, the proposed development accords with the relevant policies of the Development Plan and the NPPF 2021. It is therefore requested that the application is approved and planning permission granted.

Longman Planning Consultancy
June 2023