STATEMENT
IN CONNECTION WITH ALTERATIONS AND EXTENSIONS TO KITE VIEW (PREVIOUSLY HASSELLS), CHURCH LANE, MIDDLE WOODFORD, SALISBURY, WILTS SP4 6NP FOR MR N SMART AND MISS M SHIKHASHVILI

Planning History

Council records will indicate that planning permission for the project now submitted was refused on 4 November 2022, for a single reason that the application was not accompanied by the appropriate bat reports and therefore was contrary to the Wiltshire Core Strategy and NPP Framework.

The applicants have now engaged an Ecologist to carry out the appropriate reports, which are now attached.

Existing Dwelling

Middle Woodford is a small hamlet located approximately 6.5 km north of the centre of Salisbury.

Church Lane is located just beyond All Saints Church and Kite View is located at the end of a no-through road and at a point where Church Lane changes from a tarmac surface into a trackway.

There are other individual properties around the application site and to the east is All Saints Church, a Grade II Listed Building.

The village supports the Church, local School and Heale House restaurant close by to the north-east.

Kite View is a detached single storey dwelling but with conversion within the roof space and provides sitting room, three bedrooms, bathroom, kitchen, utility and w.c. and on the first floor - bedroom, shower room and box room.

At a lower level, accessed from Church Lane is a detached garage with store over, with parking to the front.

The house is constructed in brick under a tiled roof, the garage is a rendered structure under a tiled roof.

The Proposals

The application seeks permission for two projects at the same address.

1. Extension and alterations to detached garage.

2. Alterations and extension to dwelling.

1. Extension to garage with roof configuration over for home office use.

The property has the benefit of a single garage with store, under a gabled pitch roof at lower level to Kite View, with access off Church Lane over a concrete forecourt.

The proposal is to extend the garage sideways up to the retaining wall and to reconfigure the roof to provide facility in connection with home office use.

The external appearance will have the gables as per the existing garage but to a higher apex. The ground floor extension will be rendered to match the existing and consideration has been given to using a contrasting material in the form of vertical boarding to the upper gable.

The roof will have slate.

On the north elevation, the garage door and personnel door will be retained, a narrower garage door will be inserted in the extension and on the first floor a small window inserted.

The south elevation which will be the point of access to the first floor has a pair of French doors in the gable suggested and on the west roof slope proposal for a Velux window is suggested.

Combined with the garage alterations is a proposal to increase the width of the parking area and provide better manoeuvrability by removing part of the upper ground on the west elevation and continuing through the alignment of the existing retaining wall. A new pedestrian access will be arranged leading to the front and back doors.

The property has the benefit of all electric facilities and therefore a provision for PV panels on the new roof is considered beneficial to the dwelling itself and the environment.

2. Reconstruction of roof to dwelling to provide accommodation.

The present dwelling provides three bedrooms, bathroom, hall, kitchen, lobby with w.c. off, sitting room and dining room, with access from sitting room to first floor providing additional bedroom with w.c. and box room.

The property can therefore be considered as a four bedroom unit.

The applicants wish to provide better kitchen and dining facilities to take advantage of their garden space, convert the existing kitchen to a utility space and improve the ground floor toilet facilities.

The property is constructed in brick under a tiled roof and is set above the general road level of Church Lane. The first floor is served by large box dormers on north and south roof slopes.

The proposal is to relocate the kitchen to the north-west corner of the dwelling and link with a dining space in the south-west corner – this will take two bedrooms.

The third bedroom will become a separate dining room or study area.

The present kitchen will be converted into a utility space, leading out through to the back door and the toilet facilities will be improved.

The first floor reorganisation will be achieved by reconfiguring the roof at a higher level to provide full building width use, which will be the same as the width available between the boxed dormers.

The boxed dormer on the north side will be removed and a Velux window inserted for the bathroom.

On the south side, the boxed dormer will be removed and replaced by a smaller dormer to serve the bedroom.

A picture window will be installed on the west elevation and a combination window to serve two bedrooms, will be inserted in the east elevation.

By reconfiguring the outline of the roof with a 'partial' room in the roof solution, it is considered the proposal is satisfactory.

The west and east gables will have a cropped hip solution.

The applicants commissioned an Ecologist to undertake a Preliminary Roost Assessment in October 2022 and as a result of that report, a Bat Activity Survey Report was undertaken in June 2023. This resulted in habitat enhancement measures being required by the installation of six bat access tiles within the new roof, with further specification they should be lead bat access tiles and before development commences a bat box is to be positioned in a local tree as marked on the Ecology Report.

Planning Matters

The property is in a residential area, elevated from the no-through road, but with a garage at road level.

The surrounding dwellings are a mixture of buildings from the 1840's through to modern day and to the south-east of the property is All Saints Church and graveyard, which is a Listed Building.

The site is not within a Conservation Area, but is described as being within a Special Landscape Area, the interpretation of which could be considered as any areas which are not registered as AONB.

The appropriate Policy document is the Wiltshire Core Strategy, Adopted 2015 and attention has been drawn to particular Policies in the pre-application response, namely -

Core Policy 57 – Ensuring High Quality Design and Place Shaping

This Policy indicates that a clear understanding of the site needs to be undertaken and to maximise the benefits of the site characteristics.

The proposal is not to increase the footprint of the dwelling within the site, only to reconfigure and raise the roof to provide better first floor accommodation. It is therefore a question as to whether the external appearance for that solution is acceptable in the area or if there is an adverse impact.

With regard to the garage, there is a small extension to provide secure facilities for bicycles, etc. This structure will be rendered and a reconfiguration of the roof provides working from home facility.

It will be noted that the site is actually on three levels. The entrance/garage level, the ground floor of the property and immediate surrounding garden and the upper level of garden, which abuts the common boundary with 'Beeches'.

There is therefore a close relationship between the first floor level and the upper garden level.

Being on higher ground than the roadway, careful consideration has been given to the over-dominance of the east elevation and the adoption of a characteristic roof outline of 'Cottage' incorporating cropped hips is considered a reasonable solution.

The change in external finishes is again acknowledgement to the surrounding characteristic but careful consideration needs to be given to the colouring of the boarding and rendering to the dwelling.

The extension of the garage and reconfiguration of the roof again is not uncommon to properties within close proximity of the site.

Concern has been expressed with regard to the proposals in relation to All Saints Church, which lies to the south-east and is a Listed Building.

The Church itself is approximately 70 metres at its closest point to the dwelling and 25 metres at its closest point to the north-west corner of the Churchyard, set a lower level and views from the site to the Churchyard are obscured by foliage within the applicants' site.

Review of Surrounding Projects

A review of projects in the surrounding area has been undertaken and benefit made of reviewing Case Officers' reports, etc.

Directly north of the application site, permission was granted in 2022 for the division of the site to form a single dwelling and in the Case Officer's report no mention is made of Special Landscape Area. It is therefore assumed that consideration will be on how the proposal sits within the community.

An application made at the same time for a replacement dwelling on the remainder of the land at Portland Cottage was also approved.

Cedar Cottage is the property south-east of the application site and shares a common border with All Saints Church. This proposal was for a first floor side and rear extension and eventually a satisfactory design was achieved respecting the setting of the Listed Church and Graveyard.

Kite View has no common boundary with the Churchyard and is considered to cause no harm to the asset of the Church/Churchyard.

Photographs

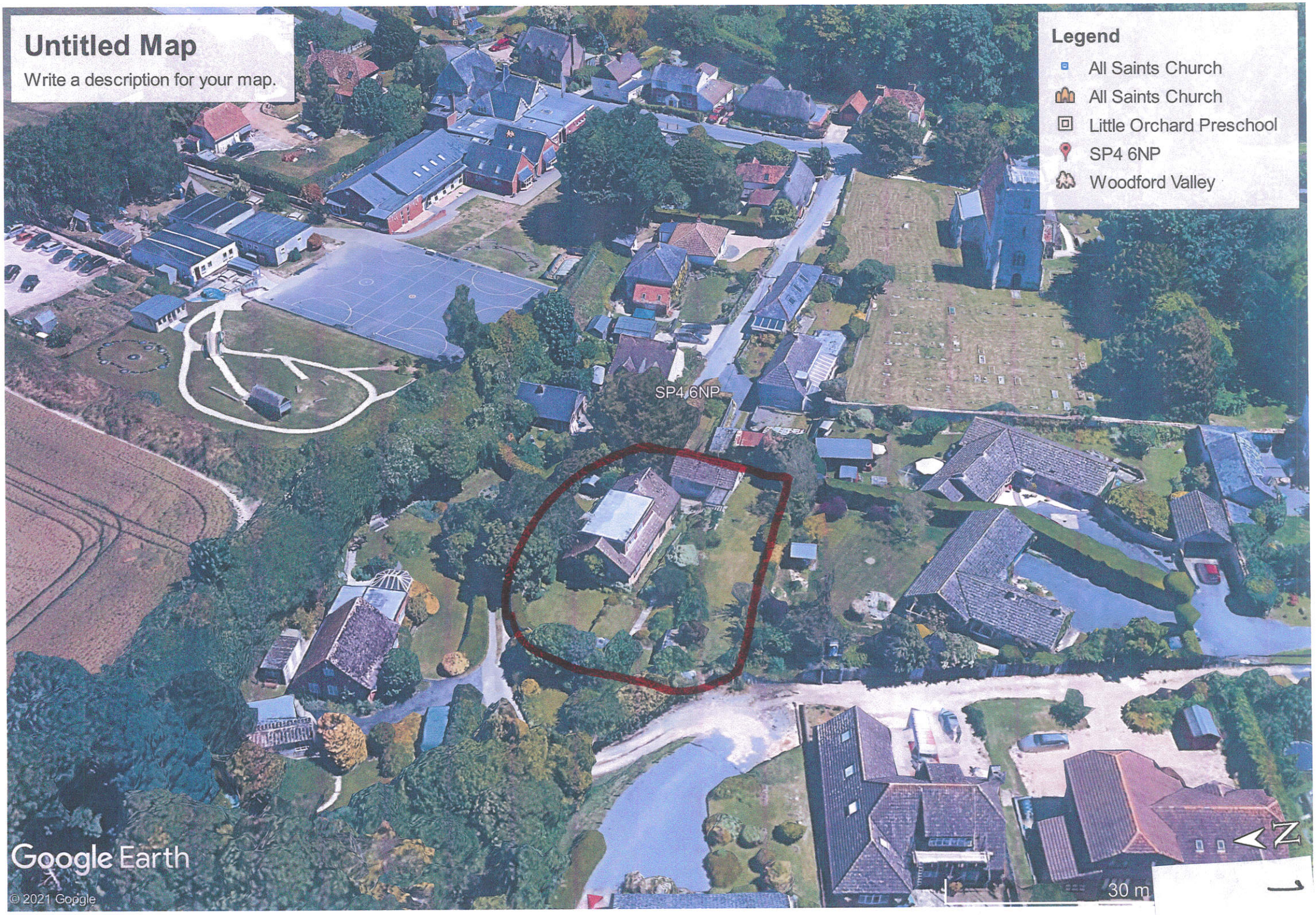
1. Google Earth with site outlined.
2. View in Church Lane, looking north-west.
3. View of property and forecourt from Church Lane.
4. View of property and forecourt from Church Lane.
5. In upper garden, looking north-west.
6. In upper garden, behind garage, looking south-east.
7. In upper garden, behind garage, looking north-east.
8. In upper garden, looking at south elevation of dwelling.
9. In lower garden, looking at north-west elevation.
10. In lower garden, looking at part of north elevation, showing relationship to upper garden.
11. In lower garden, looking south-east, showing front of dwelling.
12. In lower garden, showing north elevation of dwelling with dormer.
13. In Churchyard, looking north-west from a position at the front of the Church.
14. In Churchyard, looking north-west from a position at the north-west corner of the Church.

Additional Information

a) Copy of Refusal Decision

b) Ecology Report for Preliminary Roost Assessment – October 2022

c) Bat Activity Survey Report – June 2023


Untitled Map
Write a description for your map.
Legend
All Saints Church
All Saints Church
Little Orchard Preschool
SP4 6NP
Woodford Valley
SP4 6NP
Google Earth
© 2021 Google
30 m
N




HJ59 HLK


HJ59 HLK
AE64 OHC

5



6



7



8



9



10



11



12



13



14



Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2022/06687

Decision Date: 04 November 2022

Applicant:	Mr/Miss N/M Smart/Shikhashvili Kite View, Church Lane, Middle Woodford, SP4 6NP
Particulars of Development:	Re-construction of roof to dwelling to provide accommodation and extension to garage with roof configuration over for home office use
At:	KITE VIEW, CHURCH LANE, MIDDLE WOODFORD, SALISBURY, SP4 6NP

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (1)

1 Bats and their roosts are afforded stringent protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and as such are a material consideration within the planning process. In carrying out its statutory function, the LPA must be reasonably sure that the proposal will not result in significant adverse effects on protected habitats or species. The Preliminary Roost Assessment submitted with the application has confirmed a bat roost within the roof space of the main dwelling and has recommended a requirement for further activity survey work to characterise the bat roost (including further assessment of the garage to confirm the presence or absence of bats using it as a roost) to inform the necessary mitigation. Sufficient and appropriate mitigation measures to ensure that bats are not adversely affected as a result of the proposed development must be submitted as part of the proposal, and shown on development drawings, where bats are present, or likely to be present. Because mitigation is not included with the proposal (informed by the required further survey work), insufficient information has been submitted to demonstrate that bats (a European Protected Species) will not be adversely affected as a result of the proposed development, contrary to Core Policy 50 of the adopted Wiltshire Core Strategy 2015, guidance within the National Planning Policy Framework July 2021 (Paragraphs 174 (a & d) and 180 (a), Planning Practice Guidance and the Conservation of Habitats and Species Regulations 2017 (as amended) and the Natural Environment and Rural Communities (NERC) Act 2006.

Parvis Khansari - **Corporate Director, Place**

PAGE PURPOSELY LEFT BLANK