DESIGN AND ACCESS STATEMENT

IN CONNECTION WITH CONSTRUCTION OF PERMANENT DWELLING (REPLACING MOBILE HOME) ADJACENT BRAEMAR, SHASTON DROVE, COOMBE BISSETT, SALISBURY, WILTS SP5 4JS FOR MR D COOPER

The Application

The application seeks planning permission for the construction of a permanent dwelling, adjacent Braemar, Shaston Drove, Coombe Bissett, Salisbury SP5 4JS, all in accordance with the documentation.

The Location

The dwelling will replace a mobile home previously located on the application site and was only removed in September 2022 due to condition. The services are still in place and we draw attention to the Ordnance Survey Extract attached which shows the location of a building approximately 12 metres x 6 metres with adjacent outbuildings which are still in position. Also draw attention to Google Earth showing the mobile home located.

Two bedrooms, bathroom, kitchen, dining area and sitting room were accommodated within the mobile home.

Its structure was timber frame, clad externally in stucco render, under a tiled roof, and with UPVC windows but would have been difficult to repair and improve for thermal insulation to bring the building up to modern thermal standards.

However, it can be seen from the illustration the lower section of the building had been enclosed with brickwork to prevent ingress of vermin.

Planning History

In considering the application it should be taken into account that this is not an isolated site for development. It is located in the 'Community Land Area' of the Cooper family, with Mrs E Cooper, Senior, residing in Braemar since 1975 having settled with her family on this traveller site.

Dwelling No. 2 on the plan is occupied by her daughter, Miss T Cooper, and Miss Cooper's son (the applicant) will reside in the dwelling for which permission is now sought.

The application site is within the Community Land and for the purposes of information, we outline the curtilage of the family community land in green on an attachment.

If a member of the family or their immediate dependents wish to construct a property on the Community Land, after acceptance the land is made a Deed of Gift on the basis that the property and land remains within the Community and, if no longer required by the residing member, is made available for a further member of the family.

On no account can the property or the land on which it stands be sold outside the family.

It would therefore not be unreasonable for such a Condition to be imposed regarding the occupancy of the proposed dwelling.

Planning

The Planning Policy relating to the application site is contained within the Wiltshire Core Strategy, Adopted February 2015, with reference to Salisbury District Local Plan, Adopted June 2003 where appropriate.

The green line surrounding the 'Community Land' is occupied by family members from the original occupier who has resided at Braemar since 1975.

The application site is within the Special Landscape Area of Salisbury and the Landscape Setting of Salisbury and Wilton, but it must be appreciated that the specific area is already 'developed' by dwellings and outbuildings.

Access to the site is over Shaston Drove, which is defined as a By-Way open to all traffic via BRIT.17 and BRIT.19.

The site will be considered as a Countryside designation.

The proposed dwelling will maintain the overall pattern of land use and with the support of the community will reduce the need for travelling.

The proposals will continue to support the local economy for services and facilities and there will be no change in the appearance within its location. It is well screened from Old Shaston Drove and it is considered preferable for an additional dwelling rather than a mobile home, which appears temporary.

Although the semi-permanent mobile home that was on the application site has been removed, it is nonetheless a matter of record by photographs and reference to Ordnance Survey plans that the dwelling existed on the site.

The application site is part of a settled community of one family and as such depend on support between one another, particularly when there is illness or affliction and also collective travelling to local shops or Salisbury.

The applicant's mother, who lives in Dwelling No. 2, has a progressive ambulant disability and could eventually be restricted to a wheelchair and although there are other members of the family within close proximity, it is nonetheless part of the tradition that the immediate family member provides support as and when necessary.

With the applicant at an age when it is desirable to consider settling down and raising his own family, it is no longer practical to consider residing in Mrs T Cooper's property.

A letter in support of the application has been submitted by Mr A S Garrett, a local Landowner.

Also a letter from Miss T Cooper's Doctor regarding her physical condition.

Supporting Details

1. Google Earth photograph of the general site, undated.
2. Photograph of mobile home in 2022.
3. Supporting letter from Mr A S Garrett.
4. Supporting letter from Dr R Clapton.
5. Ordnance Extract showing the 'Cooper Community Land' with outline of land specifically appropriate to Mrs E Cooper.


Breamar Shaston Drove
Write a description for your map.
Legend
SP5 4JS
Lamb and son recycling
Old Shaftsbury Drove
Old Shaftsbury Drove
N
40 m
Google Earth



Manor Farm
Drove Lane
Coombe Bissett
Salisbury
Wilts
SP5 4LD

To Whom it may Concern

Mr and Mrs Cooper moved to Braemar along the Old Shafestbury Drove in 1975 along with their four children.
I have known them since they moved in and I have a great deal of respect for them.
Their son Danny was born at Salisbury district hospital in August 1996 and went to the local school in Coombe Bissett.
Danny has lived at Braemar all his life and is currently caring for his mother Tracy, Danny is soon to be his mother's full time carer and living within the land of Braemar he could do this efficiently while at the same time keeping his own independence by having his own living accommodation, This would be ideal as the land is to be kept within the Cooper family and never to be sold.
I have a lot of admiration for Danny committing to looking after his mother and hope that it all works out for them.

Regards [redacted]

Mr A S Garrett

Harcourt Medical Centre
Harcourt Medical Centre, Crane Bridge Road, Salisbury, Wiltshire, SP2 7TD
01722 333214

Correspondence Letter
Please note, this is not a referral

Wiltshire Council

Date: 25 May 2023
Ref:

Dear Team

Re: Miss Tracey Cooper
NHS number [redacted], date of birth 30 Jul 1970
Braemar, Old Shaston Drove, Coombe Bissett, Salisbury, SP5 4JS
[redacted]

Tracey is long term sufferer of severe destructive psoriatic arthritis which means her mobility is poor and will continue to get worse over time.

She is constant significant pain, cannot fully care for herself independently and relies on support as carers by her family.

Although her accommodation is adequate for her present and future needs. There will be a time when full-time carer will need to be on hand to meet her disability needs.(Son Danny)

Her independence as far as possible should be maintained but until such time as full-time carer necessary her son and family needs to be in reasonable proximity to assist.

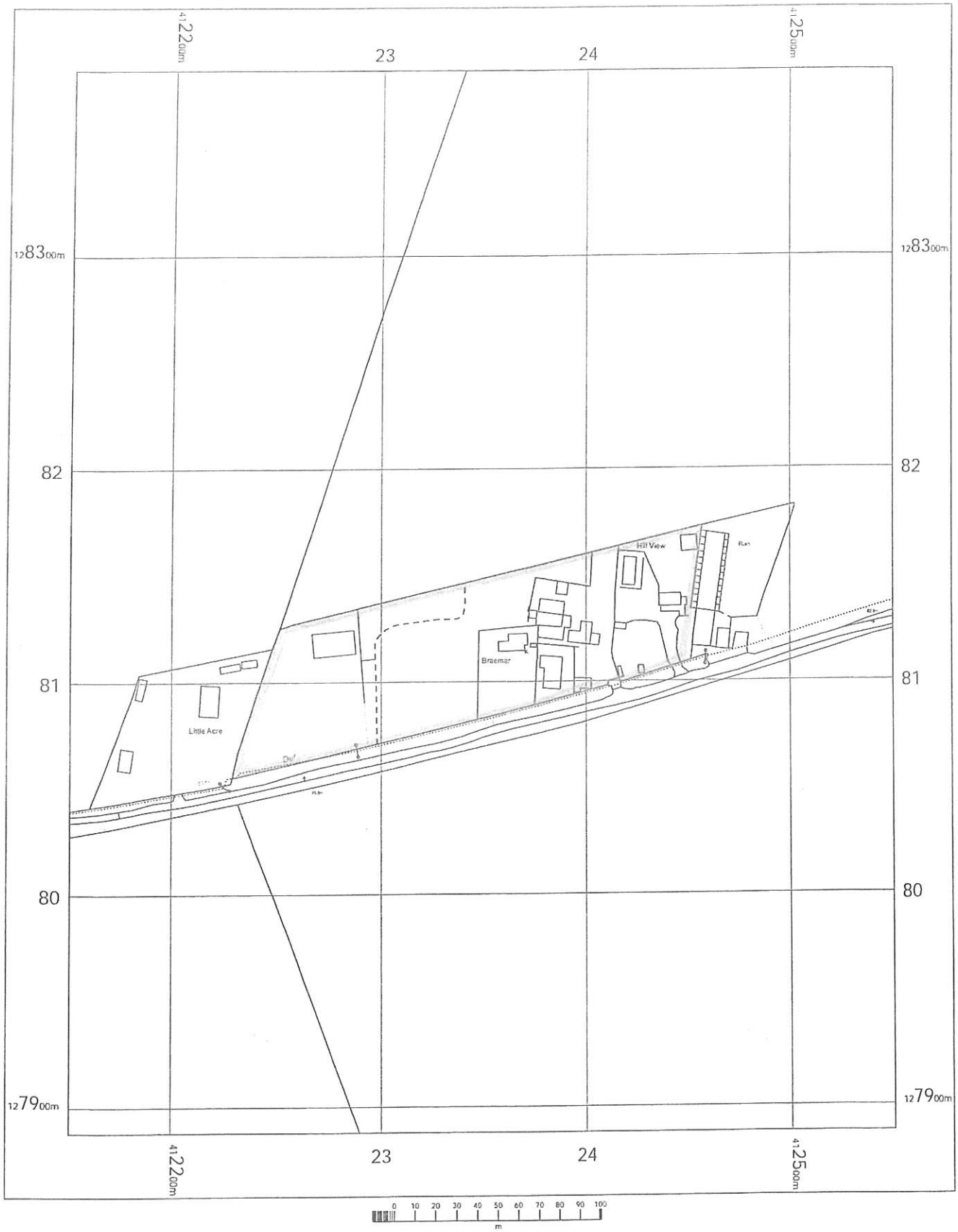
Many thanks for your review of her case.

Kind regards

Yours sincerely

Dr Rachel Clapton

On behalf of Harcourt Medical Centre



Land within the Cooper Family referred to as the Community Land

outline edged green

OS MasterMap 1250/2500/10000 scale
Tuesday, May 16, 2023, ID: LAT-01103888
www.latitudemaps.co.uk

1:2500 scale print at A4, Centre: 412351 E, 128138 N

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LATITUDE MAPPING