PLANNING STATEMENT

LAND TO REAR –

40 THE BOROUGH, DOWNTON, SALISBURY,
WILTSHIRE SP5 3ND

JULY 2023

TABLE OF CONTENTS

1 Site Description 3

2 The Proposal 4

3 Planning History 5

4 Planning Considerations 5

Principle of Development 5

Impact on the Character of the Area 5

Impact upon Residential Amenity 7

Highways 9

Landscape 9

Design 10

5. Conclusions 15

Alongside this Design and Access statement supporting documents will be submitted.

- **Design and Access Statement**
- **Flood Risk Assessment**
- **Rainwater and greywater harvesting system and attenuation.**
- **Full drawings package**
- **Landscape design showing permeability of surfaces.**

Alternative Documents:

- **A full Heritage report on 40 The Borough is available and submitted alongside approved applications PL/2023/03378 PL/2023/03542**
- **No archeology assessment or statement has been undertaken, however based on 15/01766/FUL and PL/2023/03378 no instruction has been made. If requested, then a report can be obtained.**

1 SITE DESCRIPTION

1.1 The application site relates to the rear or 40 The Borough, Downton, Salisbury. The proposed site is located within the curtilage of 40 The Borough.

1.2 The site is within an established residential area and access is via The Borough. A private driveway into the garden exists from The Borough.

1.3 The site lies within a Conservation Area, there are no Tree Preservation Orders affecting the site and it sits behind listed buildings that abut The Borough frontage.

1.4 The nearby properties are a mixture of terraced, semi detached and detached properties of varied sizes and scale and are mainly double storey construction.





2 THE PROPOSAL

2.1 The description of development for this new dwelling planning application is as follows:

"*The construction of 1 detached 4-bedroom family dwelling complete with off street parking and gardens to front and rear. Eco friendly sustainable home with renewable energies and green living technologies*"..



Principal Elevation

2.2 As shown below by the existing and proposed site plan, the existing single garage is to be demolished with current passed Planning Permission PL/2023/03378 and a new ECO single 4-bedroom dwelling is proposed within the existing plot.

2.3 Along with neighbouring properties this infill application aligns with previous builds within existing garden curtilages.

2.4 The proposal has been consciously designed inline with policies and provides a sustainable ECO home. The design will fit in with the existing Village landscape, contribute a new home to the Village and provide all the requirements needed to create a beautiful home with no detrimental effect to the appearance of The Borough.

Existing and Proposed Site Plan comparison



Ownership and proposed Sit Plan

3 PLANNING HISTORY

3.1 Planning history relating to the application site are for the existing property at 40 The Borough. PL/2023/03378 along with LBC PL/2023/03542 have planning permission granted for a 1.5 storey rear extension to the property including internal alterations.

3.2 There is no relevant planning history relating to the rear of the application site based on Wiltshire Planning Policy.

4 PLANNING CONSIDERATIONS

4.1 The Wiltshire Core Strategy (WCS) (2015) is the Council's primary Development Plan Document (DPD), and the starting point for determining planning decisions within Wiltshire, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

4.2 The National Planning Policy Framework (NPPF) (2019) provides a national tier of policy and decision- making guidance for the planning system and forms a material consideration for planning decisions.

4.3 The policy and guidance contained within the statutory Development Plan Documents and all other relevant

material considerations have been reviewed to ensure the proposal is an appropriate form of development for the application site.

4.4 The application site is located within the established residential area of Downton. It lies within its Conservation area and Downton's Village Design Statement has been followed closely.

PRINCIPLE OF DEVELOPMENT

- Impact on the Character and Appearance of the Area
- Design
- Landscape
- Residential Amenity
- Highways

IMPACT ON THE CHARACTER OF THE AREA

4.5 Each of the above issues will be addressed in turn and the proposal will be assessed against the planning policies of relevance.

4.6 Section 12 of the NPPF (2019) sets out how the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

4.7 Core Policy 57 states that "*Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire*". It also states that applications should relate "*positively to its landscape setting and the existing pattern of development*" with "*a high standard of design is required in all new developments*". The policy additionally states that a development should respond "*positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*".

4.8 The view from North, East, South and West are all very fitting with the existing character of the area and can be seen below;



Proposed Elevations

4.9 The proposed properties have been carefully designed to complement the surrounding properties. Where neighbours or passers-by will be able to view the property at a distance, the properties will blend in with the existing street scene and village plan. In this respect, the works will result in an enhancement to the character and appearance of the area.

4.10 The proposed materials are as follows adhering to Core Policy 57 as must "*use of high standard building materials, finishes and landscaping.*"

- Handmade plain tile roof.
- Heritage style brick plinth to complement the area.
- Traditional render system to elevations and timber cladding.
- Powder coated aluminium windows and doors to look like slim profile traditional timber.
- Timber front door and porch.
- Traditional style windows and rainwater goods.
- Renewable energies.

4.11 The proposed house is considered to respect the surrounding built development and enhance the character and appearance of the application site. The design has been kept sympathetic to existing designs and existing original properties. Indeed, many surrounding and nearby houses have been extended over the years which has changed the outlook appearance to some, however, the majority have remained as proposed.

4.12 Overall, the scheme is considered acceptable in line with Core Policy 57.

IMPACT UPON RESIDENTIAL AMENITY

4.13 Paragraph 17 of the NPPF states that developments should, "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*".

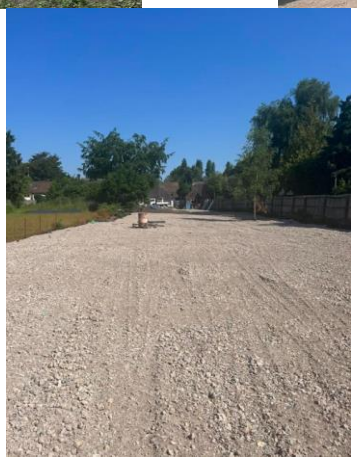
4.14 This is further highlighted in Policy 57 of the Wiltshire Core Strategy, which states that development should have "*regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*".

4.15 Taking account of the residential area the site is within, a certain level of inter-relationship and overlooking already exists. Existing nearby dwellings are also at relatively oblique distances and are mostly obscured by hedges mature trees and fences. The proposals are not considered to increase such overlooking or distances to an unacceptable level.











Site photographs.

4.16 The nearest properties to the proposed development have all been considered within the proposal. Screened by mature trees and adjacent properties being infill development also.

4.17 For the above reasons the proposal is acceptable and accords with Core Policy 57.

HIGHWAYS

4.18 Core Policy 64 sets out the provision of car parking associated with well-designed new residential development will be based on minimum parking standards. Moreover, Paragraph 109 of the NPPF (2019) sets out how development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.19 The application site was originally a driveway serving 1 residential dwelling and the proposed works although slightly lengthening access driveway to allow for vehicular access and parking, no fundamental changes and alterations to the site's access are proposed.

4.20 Core Policy 64 also states relating to charging measures – "*opportunities for charging measures, such as road user charging and the workplace levy, will be kept under review*" The proposed site will have a charging point to both the proposed and existing property.

4.21 The development complies with the minimum residential parking standards set out in the Wiltshire Car Parking Strategy (2011), which states that for dwellings with 4 bedrooms, 3 car parking spaces are required. One of which provided will be a disabled car parking space. Also, the existing house will be a 3-bedroom property and 2 parking spaces will be provided.

4.22 Core Policy 61 states "*New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.*" The site lies within a vast network of public transport with accessible routes to Salisbury, Fordingbridge and further. However, the level walk to Downton provides many services.

4.23 The proposed entrance will be enhanced and tied into the existing tarmac for the first 5m (hardstanding) and an automated gate that serves the properties will create a private residential space with planted permeable driveway that serves the two independent driveways. This distance before the gate will ensure any visitors or non-residents without remote entry will be able to pull off The Borough safely prior to entry.

4.24 Given the above, the proposal is not considered to detrimentally impact highway safety and is therefore acceptable.

LANDSCAPE

4.25 Core Policy 51 relates to landscape design and states "*through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas*". A landscape plan is submitted within the application and efforts have been made to ensure it provides requirements set out in Core Policy 51. To enable proposed to sit in with the surrounding properties "*The locally distinctive character of settlements and their landscape settings*". The landscape plan demonstrates this.

4.26 Also, the proposed provide residents with "*Landscape functions including places to live, work, relax and recreate*". Enhancing quality of life.

4.27 For the above reasons the proposal accords with Core Policy 51 and the wider objectives of the NPPF to conserve and enhance the natural environment.

4.28 The net gain in permeable surfacing along with the planting of native hedging and landscaping not only helps with the proposed water attenuation, but also means additional storage is not needed, but the use of the water harvesting system ensures greater gains.

DESIGN

4.29 Core Policy 41 states "*New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer. Sustainable construction New homes (excluding extensions and conversions) will be required to achieve at least Level 4 (in full) of the Code for Sustainable Homes86*". Design of the new proposed house has been carefully designed to ensure all the latest methods of sustainable eco- friendly methods are carried out ensuring all levels are achieved and set out in Core Policy 41.

4.30 Design has been done in accordance with guidance from Core Policy 57 with reference to "*the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)*" The proposed dwelling will provide renewable energy in forms of Solar and Air Source Heat pump and rainwater and grey water harvesting systems.

4.31 Also stated in Core Policy 57 developments should be designed "*taking into account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long-term future*". The properties are designed with these requirements in mind and provide long-term living arrangements.

4.32 Core Policy 46 references meeting the needs of Wiltshire's vulnerable and older people. The design as can be seen submitted in this application is designed with these requirements in minds and are adapted to suit the Core Policy 46 design of "*schemes should assist older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as integral part of design at the outset, in a way that integrates households into the community.*"

4.33 For the above reasons the proposal accords with many Core Policies and the wider objectives of the NPPF to ensure integration into the streetscene as well as the area's demographic. The houses are designed to provide long term accommodation to residents for lifelong living.

4.34 Core Policy 2 supports infill development of this type within a village. Other examples of infill and backland development exist along the Borough. As shown in images below.



Example of infill 44 The Borough



Driveway to feed housing in gardens alongside 52 The Borough



Driveway to feed more housing in Garden land adjacent to Dentist Surgery.



Oben Barn in garden of The Dentist 15/01766/FUL

All examples set out above sit within 200m of the proposed application site.

DOWNTON VILLAGE DESIGN STATEMENT

4.35 Downton Conservation Area was designated in May 1973 and amended in August 1992. The character of the conservation area is derived from a number of features, notably: it's historic layout; the quantity, quality, and variety of its historic buildings; the consistent use of local building materials and vernacular building styles; the landscape setting on the banks of the Avon, open spaces and boundaries.

4.36 Settlement Pattern

- 1. New development should respect the existing settlement's patterns, contribute to the character of the village and, where appropriate, incorporate its own open space.
- 2. The overall roofscape, tree and green space pattern should be retained.
- 4. Infilling and new developments should follow the line of existing roads and buildings.
- 5. The appropriate redevelopment or re-use of disused buildings or sites within the built-up area of the village is preferred to development on greenfield sites.

4.37 Open Spaces and Landscape

- 2. Landscaping and planting plans should be prepared as part of any new development proposals, and should incorporate locally distinctive and indigenous tree and shrub planting, especially where a development might intrude visually.
- 3. Wherever practicable, existing trees and hedgerows, which contribute to the village character, should be preserved and protected.

4.38 Buildings and Materials

- 1. New housing should generally be of a simple 2 storey design reflecting the traditional linear style of existing properties in the village, and be based on the scale, particularly roof and eaves height and pattern of existing buildings of quality

- 2. Future development should take account of the variety and individuality of housing design that gives the village its harmonious and mature look. The use of developers' standard designs, which create uniform suburban development, should be avoided.

- 3. The use of unnatural or alien building materials is to be discouraged, in particular the use of reconstituted stone cladding. Bricks should harmonise with the traditional local red brick.

- 6. Roofs should generally be covered with slates, tiles or thatch and be a minimum of 45-degree pitch, depending on the type of covering to be used. Variety in roof heights, pitches and materials should be encouraged, especially where a number of dwellings are to be built together.

- 7. Gables are preferable to hipped roofs.

- 9. Chimneys should be incorporated into all new developments with the opportunity taken to incorporate interesting designs where appropriate.

- 10. Local characteristics such as cantilevered porches, brick stacks and sash windows are to be encouraged.

- 11. Developers should provide accurate elevations which show new proposals in relation to existing adjoining properties and the wider village context.

- 12. Joinery should generally be of a traditional design and proportional to the property. Lintels should be incorporated as functional and decorative architectural features. UPVC windows and doors should be actively discouraged on front elevations.

- 13. Boundary treatments should use traditional materials appropriate to the locality such as brick walls, railings, low paling fencing or hedges.

4.39 Road and Traffic Management

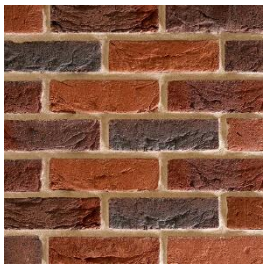
- 2. Developers should avoid cul-de-sacs wherever possible, and seek to form linking roads to encourage social integration and cohesion and reduce the length of car journeys. Pedestrian/cycle links should be provided to existing areas or roads.

- 3. Garaging or off-street parking should be provided for in new development and, where appropriate, be located at the rear of the property.

- 4. The local highway authority should be encouraged to apply flexibility to highway guidelines to avoid changing the rural character of the village by the urbanisation of minor roads and new developments by using inappropriate standards and materials.

MATERIAL PALLET

- Face brickwork to be local red brick to harmonise with Downton buildings.
- Traditional render to complement the red brick.
- Timber cladding in Douglas Fir
- Handmade clay Plain tiles
- Pastel Coloured Windows and Doors
- Conservation Rooflights
- Oak Front Door and oak framed porch
- Black metal rainwater goods
- Decorative chimney pots and chimney stack top












Images taken from internet stock photos or from previous projects. They show the proposed materials.

5. CONCLUSIONS

This Statement has been prepared to support an application for the construction of 1 detached 4-bedroom family dwelling complete with off street parking and gardens to front and rear. Eco friendly sustainable home with renewable energies and green living technologies.

5.1 Drawing on the above assessment, it is considered that the proposed works will enhance the overall character and appearance of the site and the surrounding area, where visible. Not only blending in with the streetscene but also providing well designed lifelong living and green living arrangements.

5.2 Core Policy 2 supports infill development of this nature in a Village such as Downton.

5.3 The proposal will not impact the amenity of neighbouring properties and as such accords with Core Policy 57. Access will also remain the same as existing, and parking will be provided in accordance with the required standards. As such the proposal is compliant with the Wiltshire

Car Parking Strategy and Core Policy 64.

5.4 The application is supported by a full drawing package for existing residents and consultees to view.

5.5 The proposal is inline with the Downton Village Design Statement, local and National policies.

5.6 A family home providing renewable energies and ECO credentials throughout the fabric of the building.

- Highly insulated
- Traditional look with today's technologies
- Solar Panels to Southern elevation
- Heat Pump
- Rainwater and grey water harvesting
- Vehicle Charging