CASE OFFICER'S REPORT

Application Reference:	PL/2023/04949
Application Type:	Householder planning permission
Consultation ends:	27 July 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	Shepherds Cottage, Orchard Cottage, Eastleigh Wood Lane, Bishopstrow, Warminster, BA12 7BE
Proposal:	Detached double garage
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to a single-storey ancillary annexe, Orchard Cottage, located within the grounds of Shepherds Cottage, located off a single-track road near Bishopstrow, Warminster. The application site lies within a special landscape area and just outside the Cranborne Chase Area of Outstanding National Beauty. This development falls within the catchment of the River Avon SAC , and within the 6.4km recreational impact zone of the Salisbury Plain Special Protection Area for birds. The application site is also on the edge of the flood plain, however, there is no evidence of surface water flooding on the site and it lies within Flood Zone 1.

Orchard Cottage is an ancillary residential annexe serving the family home, Shepherds Cottage. Shepherds Cottage had consent for a garage and store to be converted for restricted use as a holiday cottage (14/01966/FUL) that was not implemented. A recent scheme PL/2022/08193 consented to an extension to that garage and store to form a residential annexe ancillary to Shepherds Cottage. This application seeks to erect a single-storey garage to the south east and at the front side of Orchard Cottage.



Policies

National Context:

National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG)

Local Context:

CP50 - Biodiversity and Geodiversity
CP51 – Landscape
CP57 - Ensuring High-Quality Design and Place Shaping

Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)
C3 Special Landscape Areas saved policy from the West Wiltshire District Plan 1st Alteration

Key Issues

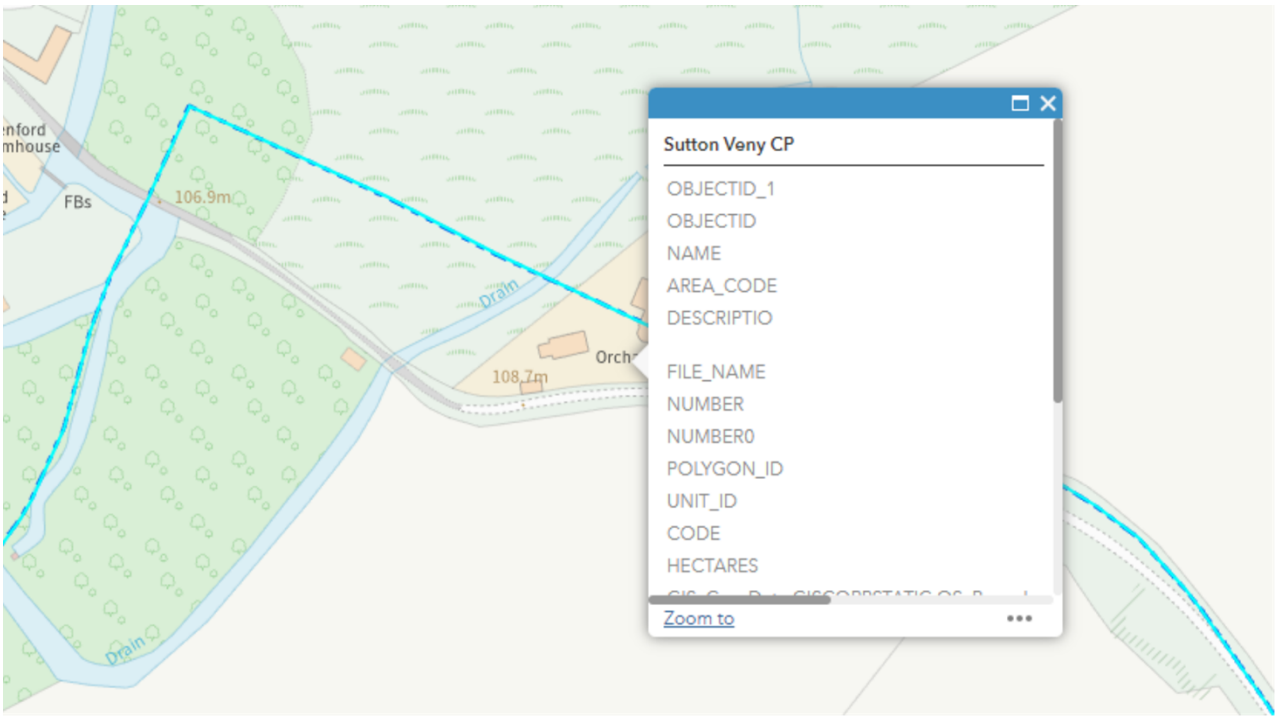
Principle of Development
Design and Visual Impact on the Special Landscape Area
Neighbouring Amenity
Highways Impact
Ecology

Relevant Planning History

W/03/00324/FUL Conversion of existing garage to form residential annexe - Approve with conditions
W/06/02641/FUL Detached double garage with hobbies workshop - Approve with conditions
W/09/00895/FUL Two Storey extension and car port - Refuse
W/09/03195/FUL Two storey extension and car port (re-application W/09/00895/FUL) - Refuse
14/01966/FUL Change of use from garage/ office/ store into holiday bungalow - Approve with conditions
PL/2021/03699 Extension to Orchard Cottage at Shepherds Cottage. - Withdrawn
P/2022/08193 Proposed extension to form a residential annexe ancillary to Shepherds Cottage - Approve with conditions

Consultation Responses

Wiltshire Council Highways - No objection
Sutton Veny Parish Council - No objection



Representations
Public Consultation: Consultation consisted of advertisement by site notice and neighbour notification. No letters of representation were received

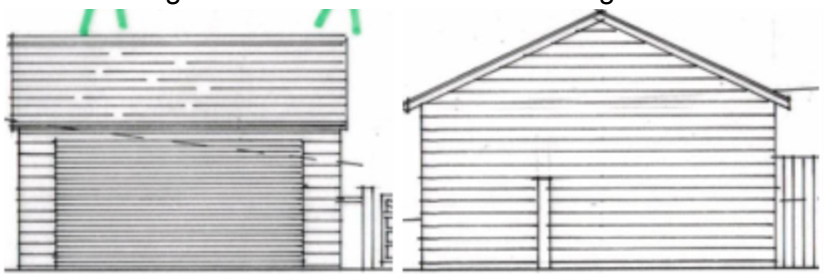
Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Warminster. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact on the Special Landscape Area
Core Policy 51 of the adopted Wiltshire Core Strategy also states that “great weight will be afforded to conserving and enhancing landscapes and scenic beauty”. As the application site adjoins a special landscape area views into and out of the application site need to be appraised with any potential negative impact of any future development assessed. The site is located within a Special Landscape Area whereby the impact of development on the open nature and character of this land designation is a material consideration.

The garage building would sit on a square footprint of 34m2 and would employ a pitched roof form at a maximum height of 4. 2m with the garage door located on the north elevation. The garage

would consist of feather edge timber cladding and slate roof tiles and would be positioned in the south east corner of the curtilage associated with Orchard Cottage.



Front (left) and west side (right) elevation of the proposed garage

The immediate locality consists of established residential buildings associated with the host dwelling Shepherds Cottage. This proposal seeks to provide a garage building serving the recently converted ancillary building at Orchard Cottage utilising natural sustainable materials, therefore it is considered that the proposal would not harmfully impact on the surrounding open character of the Special Landscape Area. The development is considered to be in keeping with the appearance of the local area with the outbuilding mirroring the roof form of Orchard Cottage.



Orchard Cottage located to the left with Shepherds Cottage centre and Clock Cottage right.

The outbuilding would by virtue of its height, scale and design, represent a complementary addition to the domestic buildings within the application site that would appear commensurate to the size of the property and plot. It is considered that the proposal would not detrimentally impact the wider much valued landscape character of the special landscape area, as any additional form would be erected within the built envelope of the application site. The development would therefore comply with Policy CP51 and CP57 of the adopted Wiltshire Core Strategy.

Neighbouring Amenity

Core Policy 57 of The WCS 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 through having 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)

The application site benefits from extended separation distances to any neighbouring properties with established boundary treatments to the front south elevation screening the arrangement of buildings from view. Given the single storey nature of the proposed outbuilding with the absence of any windows and separation distances to any neighbouring properties no neighbouring amenity concerns are raised.

Highways Impact

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards. The development proposal would serve Orchard Cottage which benefits from 2 bedrooms, albeit ancillary to the host dwelling, Shepherds Cottage. In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) two on-site car parking spaces would be required for a 2 bed dwelling (standard min. size 2.4m x 4.8m)

The Local Authority Highways Officer was consulted on the proposed scheme and offered the following points; *'I note the proposed new detached garage building. The garage would be oriented in a way that would make it inaccessible/ difficult to a park a car within, however, I am satisfied that adequate space exists elsewhere for parking on the site. Therefore, I recommend that no Highway objection is raised'*

It is considered that sufficient off-street parking for two cars would be provided within the existing off road parking area, as illustrated by the plan insert below.



The proposal retains the existing access and would not give rise to significant harm in terms of highway safety. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 111 of the NPPF.

Ecology

This proposal falls within the 6.4km recreational impact zone of the Salisbury Plain Special Protection Area for birds. However, as this application relates to the erection of a single storey garage and would not involve the creation of any separate living accommodation it is considered that there would not be any potential adverse impact to the special protection area.

Officers are cognisant that the application site falls just outside of the Cranborne Chase Area of Outstanding National Beauty which is an International Dark Sky Reserve, with deciduous woodland surrounding the application site. Therefore due consideration has to be given to the potential disturbance of any bats because of the proposed development. As a precautionary measure a condition would be added to ensure that that an additional external lighting would not be installed as this has the capacity to disturb the use of foraging corridors.

RECOMMENDATION: Approve with conditions

Conditions: (4)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Location and Block Plan and Proposed Garage Elevations
Plans Received 29.06.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The garage hereby approved shall not used at any time other than for purposes ancillary to the residential use of the main dwelling, known as Orchards Cottage, and it shall remain within the same planning unit as the main dwelling.

REASON: To define the terms of the permission

4 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.