CASE OFFICER'S REPORT

Application Reference:	PL/2023/04829
Application Type:	Householder planning permission
Site Inspection:	11th August 2023
Consultation ends:	28th July 2023
Target Date:	25th August 2023
Case officer:	James Repper

Site Address:	Larchwood, Church Lane, Figheldean, Salisbury, SP4 8JL
Proposal:	Construction of a new deer larder outbuilding.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached, relatively modern, residential dwelling located within the main built-up area of the small village of Figheldean as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The site is bordered by the community allotments to the north and other residential properties and their associated amenity and parking provisions, some of which have been subject to alterations and/or extensions over time, to the remainder.

PROPOSAL:

This is a householder planning application proposing the addition of a detached incidental outbuilding to the northern side of the property plus any associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
C6 (Special Landscape Character Area)
C24 Extensions to Buildings in the Countryside
H31 Extensions to Dwellings in the Countryside

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Rights of Way – No Comment

Figheldean Parish Council – No Comment

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The application site is located within the small village of Figheldean, part of the Amesbury Community Area, which is defined as a small village by WCS core strategies 1 and 2. The housing policy boundaries have been removed from small villages effectively categorizing them as the countryside. Saved policies H31 & C24 from the previous Salisbury District Local Plan have been retained following the adoption of the WCS.

The WCS states that within small villages some modest development may be appropriate to contribute to the vitality of rural communities by ensuring better facilities and homes.

Saved policy H31 from the Salisbury District Local Plan 2003 states that: In the countryside extensions to existing dwellings will be permitted provided that

a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;
c) The extension would not create, or be capable of creating, a separate dwelling.

Saved policy C24 From the Salisbury District Local Plan 2003 states that:

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Saved Policy C6 seeks to ensure that development proposals have regard to the high quality of the landscape:

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality of the landscape are acceptable, they will be subject to the following criteria;

i) the siting and scale of development to be sympathetic to the landscape; and
ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the residential use is accepted. These principle acceptabilities are, however, subject to the detail, such as their implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass, are of limited height, are located in a location significantly concealed from the public realm and will be constructed of materials considered to be wholly appropriate for the proposed use. The building is to have a dual-pitched roof with eaves at 2.25m rising to the central ridge at circa 3.35m. The roof of the structure will be visible over the boundary wall from the community allotments, however, the distance is considered to be reasonable and the view of the roof would not be considered out of character given the residential nature of the site. Overall it is considered that the proposed works are of an acceptable scale, mass, height and design to maintain the character of the application site, would not be detrimental to the street scene and would maintain the character of the surrounding area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Due to the limited height of the proposal and the location next to the northern boundary, it is considered that there would be no tangible effects on designated amenity spaces or the enjoyment of them by the occupiers of neighbouring properties.

CONCLUSION:
The proposals would be of an acceptable overall scale and would result in limited implications for the character of the existing property or street scene. Similarly, due to their locations and scale, it is considered that the proposals would be unlikely to have significant impacts on the amenities enjoyed by occupiers of adjacent dwellings.

The proposals would, therefore, accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (2)

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:

Application Form & Certificate Received 15th June 2023
Plans Ref:
Location & Site Plan DWG: 948-02 Received 15th June 2023
Proposed Plans & Sections DWG: 948-01H Received 15th June 2023

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