ERECTION OF A DETACHED DWELLING, GARAGE, ACCESS, CAR PARKING AND ASSOCIATED WORKS



PLANNING, DESIGN AND ACCESS STATEMENT

LAND AT LUDGERSHALL ROAD, TIDWORTH

ON BEHALF OF ANDELL DEVELOPMENTS LTD

AUGUST 2023

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by RAW Planning Ltd to accompany a planning application which is submitted on behalf of Andell Developments Ltd ("The Applicant"). The application relates to land at Ludgershall Road, Tidworth ("The Application Site").

1.2 Full planning permission is sought for the erection of a detached dwelling together with garage, access, car parking and associated works. The site currently forms an area of scrub within the settlement boundary and a residential area.

1.3 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals as well as identifying the Planning Policy Framework within which it should be considered.

1.4 Section 2 provides a description of the application site and the surrounding area. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable to the application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a summary and conclusions.

2. THE APPLICATION SITE AND SURROUNDINGS

2.1 The application site is located at the north eastern side of Tidworth, bounded by Ludgershall Road (A3026) to the north, and Beech Hill Road to the east as shown at Image 1 below. The site extends to 781 sqm (0.078ha)



Image 1: Application Site

2.2 The application site comprises a linear shaped area of under used land that has been left as scrub. The frontage of the site onto Ludgershall Road is hedgerow, and cannot be seen from the road. As such, it offers no amenity value to local residents, nor any visual relief or general landscape amenity value. The site offers an ideal infill plot for a single dwelling.

2.3 The wider area is characterised by medium density residential development, mainly semi detached, two storey houses. The houses along Ludgershall Road are relatively uniform, fronting onto the road (Image 2), whereas to the south of the road it is a mixture of cul-de-sacs and a more relaxed street pattern.



Image 2: Semi-detached houses fronting onto Ludgershall Road

2.4 Tidworth is a Market Town, which is defined in the Wiltshire Core Strategy as a settlement that has the ability to support a sustainable pattern of living with the current levels of facilities, services and employment facilities.

2.5 The site is located within the settlement boundary for Tidworth. The site falls outside of the Area of Outstanding Natural Beauty (AONB), and is not subject to any other landscape, heritage or ecological designations. The site is located within flood zone 1 which has the lowest probability of flooding. The site is elevated from the road, and as such has no risk of surface water flooding.

2.6 There are no rights of way passing near to the application site.

3. THE APPLICATION PROPOSALS

3.1 Full planning permission is sought for the erection of a 2 storey detached dwelling with car parking and associated works. Internally the property would provide an open plan kitchen / dining area, utility, study and living room at ground floor level and 4 bedrooms and a family bathroom at first floor.

3.2 The property is proposed to be positioned on the eastern side of the plot, with the remainder of the site being split into two garden areas: one green space/garden lawn, and the remainder to be general planting with a new native hedge to be planted along the roadside.

3.3 The scale of the proposed dwelling reflects that of the surrounding properties on Ludgershall Road, with the footprint extending to 84sqm and the internal GIA extending to 146.5sqm. The design of the house is traditional with red brick walls, slate effect roof tiles and upvc glazed windows and doors. It is proposed to have an oak porch on the front elevation to add interest and character. The house has been designed to have an attractive hipped roof to soften the roofline.

3.4 A detached garage in matching materials is proposed to be positioned to the south east of the house.

3.5 The dwelling would be 10.5m wide and 8m deep and 4.75m to eaves and 2.76m eaves to roof ridge.

3.6 Extracts of the proposed elevations are inserted below at Image 3.



Image 3: Proposed Elevations

3.7 The design of the dwelling has incorporated bird bricks, bee bricks and bat roofing tiles as biodiversity enhancements, and these can be seen on the above elevations (drg no. 10-200).

3.8 A new vehicular access to the dwelling would be created off Ludgershall Road. A plan to illustrate this is incorporated in the accompanying Highways Technical Note, prepared by Nick Culhane. The note goes on to explain that the new access provides visibility splays that are in accordance with the advice contained within Manual for Streets and commensurate with the posted speed limit of the road.

3.9 Adequate car parking is provided, together with a turning area to ensure that all vehicles can enter and leave the highway in forward gear.

3.10 All existing hedgerows would be retained as part of the proposals and a new native species hedgerow would be planted along the northern boundary as shown on the proposed site plan (drg no. 10-010).

4. RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.

4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:

- National Planning Policy Framework (NPPF)
- The Development Plan (including Neighbourhood Plans)

National Planning Policy Framework (NPPF)

4.3 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. A third version of the NPPF was published in July 2021.

4.4 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.5 Paragraph 10 confirms that at the heart of the Framework is a presumption in favour of sustainable development.

4.6 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 goes on to state that for decision-taking this means:

> *"c) Approving development proposals that accord with an up-to-date development plan without delay; or*
>
> *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
>
> > *i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.*
> >
> > *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*

4.7 Paragraph 11(d) should be read in conjunction with footnotes 7 and 8 of the NPPF which define "out-of-date" as including situations where LPAs cannot demonstrate a 5 year housing land supply and list "protected areas", including AONB's and designated Heritage Assets (including Conservation Areas).

4.8 Section 5 is entitled 'Delivering a Sufficient Supply of Homes' Paragraph 60 sets out Central Government's objective to significantly boost the supply of homes, identifying that to support this objective it is important that a sufficient amount and variety of land can come forward where it is needed.

4.9 Paragraph 69 recognises that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Paragraph 69 (c) supports the development of windfall sites, acknowledging the great weight to the benefits of using suitable sites within existing settlements for homes.

4.10 Paragraph 74 requires LPAs to annually identify a minimum of five years worth of housing against the housing requirement set out in adopted strategic policies, or against the local housing need where strategic policies are more than five years old. It is widely accepted that Wiltshire Council cannot currently demonstrate a five year housing land supply.

4.11 Section 11 is entitled 'Making Effective use of Land'. Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.12 Section 12 is entitled 'Achieving well-designed places'. Paragraph 126 explains that good design is a key aspect of sustainable development. Paragraph 127 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

The Development Plan

4.13 The Statutory Development Plan covering the application site comprises the:

- Wiltshire Core Strategy (adopted January 2015)
- Wiltshire Site Allocations DPD (adopted February 2020)

Wiltshire Core Strategy (WCS) and Wiltshire Site Allocations DPD

4.14 The application site lies within the limits of development for Tidworth (as defined in the Wiltshire Site Allocations DPD). The site is not covered by any other designations on the Wiltshire Core Strategy Policies Map.

4.15 The most relevant policies in the consideration of this application are as follows:

4.16 **Core Policy 1 (Settlement Strategy)** sets out the settlement strategy for Wiltshire directing development to Principal Settlements followed by Market Towns, Local Service Centres and then large and small villages. The Policy sets out the scale of development that will be appropriate at the different tiers of the settlement hierarchy. Tidworth is identified later in the Core Strategy as a Market Town which Core Policy 1 states has the potential for significant development.

4.17 **Core Policy 2 (Delivery Strategy)** sets out a housing requirement for Wiltshire of 42,000 homes over the Plan Period (2006 to 2026) with 220 dwellings directed to the remainder of Tidworth (outside of the town centre). At the Market Towns, within the limits of development as defined on the policies map, Core Policy 2 states that there is a presumption in favour of sustainable development.

4.18 **Core Policy 26 (Spatial Strategy: Tidworth Community Area)** states that development in the Tidworth Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. The Policy defines Tidworth as a Market Town (as set out above).

4.19 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and landscape measures.

4.20 **Core Policy 57 (Ensuring high quality design and place shaping)** requires a high standard of design in all new developments with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

5. PLANNING ASSESSMENT

Principle of Development

5.1 The application site is located within the built up area of the village of Tidworth which is identified in the Wiltshire Core Strategy as a Market Town within which Core Policy 2 supports development. As such, it is clear that the principle of development is acceptable.

5.2 Furthermore, and as set out in Section 4 of this Statement it is widely accepted that Wiltshire Council cannot demonstrate a 5 year housing land supply. In such circumstances NPPF paragraph 11 requires planning permission to be granted unless the application of policies in the NPPF that protect areas of particular importance (such as AONBs and Conservation Areas) provide a clear reason for refusing the development proposed. As the site is not located in any such area, it is submitted again that the principle of development is acceptable.

Impact on the Character and Appearance of the Area

5.3 The design of the proposed dwelling is traditional in style, and would appear to be congruous in the area. It would bring an attractive design to the area, adding architectural interest which would complement the character and setting of the surrounding properties.

5.4 The proposed development makes a practical and efficient use of the plot, using a disused parcel of land which offers no amenity value and is largely screened from view by boundary hedges and trees.

5.5 The siting of the house, and layout of the garden along the length of the plot will ensure that the roadside boundary treatment of the site will be preserved and enhanced.

5.6 There will be minimal impact to views into the site by virtue of the proposed dwelling due to the boundary treatment. Nothwithstanding this, the glimpsed view into the driveway would be of a residential dwelling in a residential area, and as such would be entirely in keeping.

Highway Impact

5.7 The proposed dwelling would be accessed via a new vehicular access off Ludgershall Road with good visibility in both directions.

5.8 The proposal would provide a single garage and 2 off street parking spaces, in accordance with Wiltshire Council's standards. The spaces would be accessed via the private driveway serving the proposed dwelling, enabling users to turn and exit in a forward gear.

Residential Amenity

5.9 The proposed dwelling would be positioned along the northern boundary and along the western length of the application site. The dwelling has been designed so that the driveway leads to the main front elevation. The principal elevations being the front and back have the majority of the windows. Neither of these outlooks affect any other surrounding properties.

5.10 The northern elevation fronts onto Ludgershall Road, but has been designed to have no windows to avoid any overlooking. The south eastern elevation has only a door on the ground floor, and one window at the first floor which is an en-suite. As such, this window could be obscure glazed. However, the property is sufficiently located away from the dwellings and gardens to the south to ensure there would be no detrimental impact on the amenity of those residents.

5.11 The proposed dwelling would benefit from a good sized garden located to the west of the dwelling. To the south of the garden are the gardens associated with the houses further south and as such it is not considered to result in any overlooking or general detriment to any residential amenity.

6. SUMMARY AND CONCLUSION

6.1 Full planning permission is sought for the erection of a detached dwelling together with single garage, car parking and associated works on land to the south of Ludgershall Road. Tidworth is identified in the Wiltshire Core Strategy as a Market Town.

6.2 The application site is located within the limits of development for Tidworth with residential development adjoining all sides of the site. The proposed dwelling respects the existing character and form of the settlement, and introduces an attractive traditionally designed dwelling into this residential area.

6.3 The application site is not subject to any heritage, landscape or ecological constraints. The proposed development would not result in any harm to residential amenity. Equally, a good sized garden and more than adequate car parking provision. The proposed new vehicular entrance benefits from good visibility splays.

6.4 A number of biodiversity enhancements are proposed, including wildflower planting, bee bricks, bird bricks and bat roofing tiles.

6.5 In summary, the proposed property would make efficient use of land within a Market Town where the principle of development is acceptable. The design and siting of the dwelling are in keeping with the area, and protect residential amenity. The proposal is in accordance with national and local planning policies, and it would also provide a small but valuable contribution towards the Council's 5 year housing land supply.



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