OFFICER REPORT

Application Number	PL/2023/06930
Site Address	Forgurls, Mill Lane, Mere, Warminster, BA12 6DA
Proposal	Proposed Single Storey Replacement Dwelling

Date of Inspection	N/A
Date site notice posted	N/A – neighbour letters only
Publicity Expiry	14/9/23

POLICIES

National Planning Policy Framework (NPPF 2023) and Planning Practice Guidance

Wiltshire Core Strategy (WCS) adopted Jan 2015:

- CP1: Settlement Strategy
- CP2: Delivery Strategy,
- CP17: Spatial Strategy for the Mere Community Area
- CP50: Biodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP67: Flood Risk
- Saved Policy C6 (Special Landscape Area)

Wiltshire Local Transport Plan Car Parking Strategy: PS6 Residential parking standards

Updated Housing Land Supply Statement, Base Date: April 2021, Published April 2022

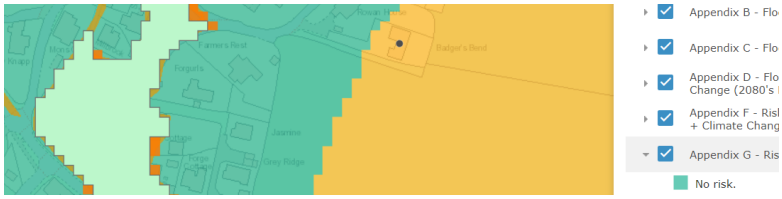
Mere Neighbourhood Plan. Designated area Dec 2018, not being pursued at present.

Level 1 Strategic Flood Risk Assessment

CONSTRAINTS:

- Within settlement boundary
- Unclassified adopted highway
- Special Landscape Area and Agricultural Land Classification 3
- Flood Zone 1, no risk of groundwater or surface water flooding in SFRA
- Site access only within FZ2 and 3
- The site is within the River Stour catchment











ISSUES

1. Principle of development
2. Scale, design and impact on the character of the area and the streetscene
3. Neighbouring amenity
4. Highway safety
5. Flood risk
6. Protected species

RELEVANT HISTORY: PL/2022/01346 Single Storey Extensions AC

REPRESENTATIONS

Highways – No objection

Mere Town Council – support

Third Parties: Neighbour (Dell Cottage to the south) **support**

SITE DESCRIPTION AND PROPOSAL

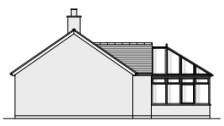
The application site is a detached prefabricated bungalow situated in the residential settlement of Mere. Planning permission has been granted in 2022 for single storey side extensions following the demolition of a conservatory. The scheme was apparently not implemented and planning permission is being sought for a replacement single storey bungalow with retained off street parking and new pedestrian access:

Existing Elevations:

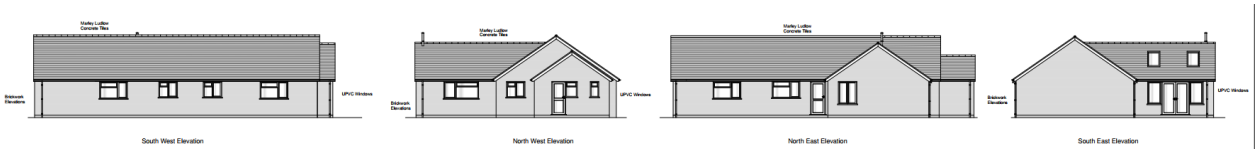

South West Elevation


North West Elevation


North East Elevation


South East Elevation

Proposed Elevations:



The D&A states:

The proposed dwelling will be constructed in a traditional form of brickwork to the outer walls with either a timber frame or masonry inner skin, and of course fully insulated in accordance with the Building Regulations. The roof will re-use the existing concrete tiles as any additional tiles are readily available, and the windows will be UPVC. The overall site is virtually level, therefore no cut or filling of the land will be required.

The proposed building will be slightly larger than the existing dwelling and be positioned virtually in the same position. New access paths will be formed from the drive to the proposed entrance door, once the building work is complete.

The existing car parking arrangements provides parking for at least four vehicles with a turning area which will enable users to enter and egress the site in a forward gear.

An electric charging point will be provided for charging EVs for the applicants and visitors to the dwelling. The garden will retain its lawned area and flower borders along with a patio sitting area.

In accordance with national policy for sustainable construction, it is proposed that the building will be heated using an Air Source Heat pump and underfloor Heating. Well insulated walls, floor and roof will ensure energy consumption will be kept to a minimum.

ASSESSMENT

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

1. **Principle for the development**

The site lies within the settlement boundary for Mere, where the principle for new housing development is acceptable in principle under Core Policy 1 (settlement strategy) and Core Policy 2 (delivery strategy). There is no neighbourhood plan for Mere. However, CP17 sets out the spatial strategy for Mere and directs that development in the Mere Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. The development of a replacement dwelling within the settlement boundary is therefore acceptable in principle, subject to detailed policy considerations.

2. **Scale, design and impact on the character of the area and the streetscene**

Core Policy 57 sets out the criteria for new development. A high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. It also requires

development to 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.

Core Policy 51 of the WCS states:

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures.

Saved Policy C6 also seeks to protect the landscape of the SLA and ensure that high standards of landscaping and design are achieved, using materials which are appropriate to the locality and reflect the character of the area.

The site is spacious with ample space around the existing bungalow, which is set back from the road frontage. The site has been cleared of some of the vegetation, but a number of trees have been retained.

The scale, design and siting for the replacement bungalow are very similar to the existing dwelling. The use of brick for the elevations and concrete tiles for the roof would be acceptable. The bungalow is simple in form, layout and appearance and there would be no harm arising from the development on the character of the area or the streetscene. No objection is raised under CP57, CP51 and C6.

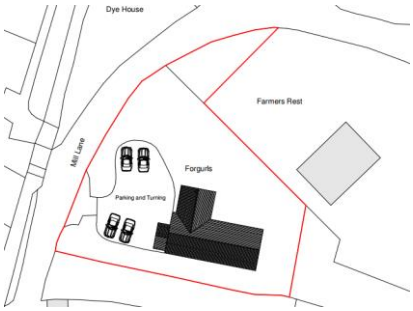
3. Impact on neighbouring amenities

CP57 also states that the development should make a positive contribution to the character of Wiltshire through:

(vii) 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 proposed replacement bungalow would be single storey and sited generally upon the footprint of the existing bungalow:





Two above head height rooflights are proposed to serve the living room, but these would not give rise to any undue overlooking towards neighbouring properties. All the other windows are at ground level.

The permitted development rights for the existing dwelling are intact and therefore, it would not be reasonable to remove them for the replacement dwelling.

An air source heat pump is proposed. Subject to compliance with the legislation, this is likely to be permitted development under Schedule 2, Part 14 Class G of the T&CP General Permitted Development (England) Order 2015 as amended. An informative would be added to ensure appropriate levels of amenity are met.

Therefore, the replacement dwelling is unlikely to have any greater impact on neighbours than the existing bungalow. The neighbour to the south has written to support the application. Therefore, no harm has been identified under Core Policy 57(vii) and appropriate levels of amenity are considered to be achievable within the development.

4. Highway Safety

Core Policies CP57, 60 and 61 are relevant to the application. The highways officer has stated:

Adequate off street parking is proposed to meet Wiltshire's current parking standards and the existing vehicle access is not proposed to be altered as part of this application.
I wish to raise no highway objection.

Therefore, no highway safety objection is raised under Core Policies CP57, 60 and 61.

5. Flood Risk

The site is shown on the Strategic Flood Risk Assessment mapping to be within Flood Zone 1 with the existing access in FZ2/3. There are no proposed changes to the existing access to the bungalow and therefore, no new flood risk issues are raised by the proposal. No objection is raised under CP67 and the risk to the property is considered to be low.

6. Protected species

The existing bungalow is within the settlement and the 2022 consent permitted significant changes to four walls and roof of the development, without any conditions relating to ecology and biodiversity being imposed. No anecdotal evidence of bats has been submitted by third parties. The site is not within an ecologically sensitive area. The risk to protected species from the proposals is therefore considered to be low. In conclusion, it is not considered proportionate to require the applicant to provide bat surveys, but an informative would be added to the permission to advise the developer in the event that a protected species is found during the development phase.

Conclusion

The proposed replacement of a single storey bungalow within the settlement boundary is acceptable in principle. No objections are raised to the scale, impact or design of the replacement dwelling and planning permission should be granted.

RECOMMENDATION

The application should be APPROVED subject to the following conditions:

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 listed in schedule:

Location Plan ref 23/046/01 dated August 2023
Block Plan ref 23/046/02 dated August 2023
Proposed Arrangements (Elevations and Floorplans) 23/046/04 dated August 2023

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

3. The materials for the development hereby approved shall be in accordance with the elevation plans hereby approved, namely bricks for the walls and concrete tiles for the roof.

REASON: in the interests of the character of the area.

INFORMATIVES

AIR SOURCE HEAT PUMP: The applicants' attention is drawn to the provisions and restrictions of Schedule 2, Part 14 Class G of the Town & Country Planning General Permitted Development (England) Order 2015 as amended. The installation and operation would need to comply with the provisions.

CIL: The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Protected Species: The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.