CASE OFFICER'S REPORT

Application Reference:	PL/2023/08326
Application Type:	Full planning permission
Site Inspection:	31 October 2023
Consultation ends:	31 October 2023
Case officer:	Julie Mitchell

Site Address:	Land adjacent to 3 Old Mill Close, East Knoyle, Salisbury, SP3 6EX
Proposal:	Construction of single two bedroom cottage (resubmission of PL/2023/00213)
Recommendation:	Approval with conditions

Site Description

The application site relates to a parcel of land now separated from the southwest corner of 3 Old Mill Close, East Knoyle. The site can currently be accessed via a pedestrian access gate off Shaftesbury Road and is located between the residential dwellings known as Ravenscroft (to the north) and Horseshoe Cottage (to the south). The site is located on a through road which is primarily residential in character and comprises a varied mix of built form to the southern end of East Knoyle. The site is surrounded by other residential properties, and their associated amenity and parking provisions, several of which have been subject to alterations and/or extensions over time.

East Knoyle is defined as a small village within the Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 17 (Spatial Strategy for the Mere Community Area). The site is located approximately 100m south of the designated East Knoyle Conservation Area and lies within the Cranborne Chase AONB.



Location of site

Proposal

This is a full planning permission application proposing the construction of a single residential dwelling on land forming part of the residential curtilage of the existing dwelling, 3 Mill Close. The property is proposed to be a two-storey (chalet style) two-bedroom property with off-road parking and external amenity space plus all associated works.

The application follows the resolution of refusal of a previous application for a two-bedroom cottage by the SAPC at its meeting on 30th March 2023. The elected member has confirmed that the current application is to be determined under delegated powers.

The details of the design of the dwelling have been amended through the reduction in the height of the building and omission of rooflights. The proposal also includes the provision of rooflights to the rear roof slope and integrated ecological enhancements for bat and birds, EV car charging point and timber bin storage following consideration of comments from the AONB Partnership.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
WCS - CP1 Settlement strategy
WCS - CP2 Delivery strategy
WCS - CP17 Mere Community Area Strategy
WCS - CP50 Biodiversity and geodiversity
WCS - CP51 Landscape
WCS - CP57 Ensuring high quality design and place shaping
WCS - CP60 Sustainable transport
WCS - CP61 Transport and development
WCS - CP64 Demand management
WCS - CP67 Flood risk
WCS - CP69 Protection of the River Avon SAC

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Cranborne Chase Partnership Plan (2019-2024)
East Knoyle Village Design Statement
Wiltshire Local Transport Plan – Car Parking Strategy

Relevant Planning History
PL/2023/00213 - Construction of single 2 bedroom cottage on part of garden - Refused

Reason:
The site is a narrow plot located towards the southern end of the village within the Area of Outstanding Natural Beauty, a Dark Skies Reserve. Existing cottages adjacent to the site are of a

traditional scale and design. The proposed new dwelling dwellinghouse is considered to be an overdevelopment and cramped form of development by reason of its excessive height and close relationship to neighbouring properties, and would be an incongruous and unneighbourly addition to the street scene at odds with the character of surrounding residential properties. Further, the design of the proposal contains rooflights which are discouraged in the landscape of the AONB due to their contribution to light pollution. As such, the proposal is considered contrary to the aims of policies CP51 & CP57 of the Wiltshire Core Strategy, the aims of the AONB Management Plan, objective 22 of Wiltshire Council's adopted design guidance 'Creating Places', and the design guidance contained within the NPPF and associated design guidance and code.

S/1986/1254 ERECTION OF DWELLING HOUSE WITH INTEGRAL GARAGE AND ACCESS Refused 24/09/1986

Adjacent:
RAVENSCROFT: S/2003/2549 TWO-STOREY EXTENSION Approved with Conditions 26/01/2009

HORSESHOE COTTAGE: S/1990/1313 EXTENSION TO PROVIDE BEDROOM ABOVE EXISTING DINING ROOM Approved with Conditions 30/10/1990

Consultation Responses

East Knoyle Parish Council:
East Knoyle Parish Council determined that most of the original objections from the previous application have been addressed in this new application, including reducing the height of the building and having the roof windows removed. It was noted that there was some concern as to drainage issues/surface water drainage, which should be reviewed.

WC Highways:
Adequate off street parking is proposed to meet Wiltshire's current parking standards.

I wish to raise no highway objection providing the following conditions are imposed:

The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level, and maintained as such thereafter.
REASON: In the interests of highway safety.

The development hereby permitted shall not be occupied until the first the whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety.

Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.
REASON: To ensure that the highway is not inundated with private water.

The vehicle access and parking spaces shall remain ungated.
REASON: In the interests of highway safety.

No part of the development hereby permitted shall be occupied until the access & parking spaces [2] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.
REASON: In the interests of highway safety.

Informatives
The applicant is advised to fully note the requirements for Electric Vehicle Charge Points as required in Approved Document S of the Building Regulations. The requirements in the document represent the minimum standard and the applicant is advised that additional provision may be provided at the applicant's cost.

The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

AONB:
I note that the previous roof lights have been replaced by dormer windows, but the floor level appears to be significantly lower than the road level; a potential flood risk?

The street scene does seem to be important and the opening up of virtually the whole of the frontage will also expose the bins, something the policies in the AONB Management Plan [eg PT21] seek to avoid.

This AONB's Position Statement on Housing is relevant. Pos10_Housing.pdf (cranbornechase.org.uk)

The proposal does not appear to incorporate any biodiversity enhancements and therefore fails to comply with this AONB Board's Position Statement on Biodiversity [May 2022]. There do not appear to be any technologies to capture and utilise solar energy so, again, the proposal is not supporting the aims of the adopted AONB Management Plan.

In this International Dark Sky Reserve any external lighting should be explicitly approved by the LPA and comply with the criteria for Environmental Lighting Zone E0, and no additional lighting should be permitted without the permission of the LPA.

Representations
Third party representations have been received as follows:

Overshadowing/loss of light
Overlooking/invasion of privacy
Loss of Hedge/impact on wildlife
Surface water drainage issues and disruption of drainage/sewer
Highway safety concerns
Impact of construction vehicles on existing accesses
Noise, disruption and pollution during construction
Noise from occupiers
Overdevelopment/plot too small
Inappropriate use of land
Breach of article 8 of the Human Rights Act
Out of Character
Small reduction in height does not remove concerns
No enhancement to area
Not an affordable dwelling
Dark Skies Status
Incorrect postcode

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 site is situated in East Knoyle, as defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP17 (Mere Community Area) as a Small Village. The housing policy boundaries for small villages which formed part of the Salisbury District Local Plan were not saved by the WCS, effectively categorizing them as the countryside and removing the in principle acceptability of development within defined settlement boundaries. However, CP2 does allow for development within small villages which should be limited to infill development within the existing built-up area of the village, where it would achieve the following:

i) Respects the existing character and form of the settlement
ii) Does not elongate the village or impose development in sensitive landscape areas
iii) Does not consolidate an existing sporadic loose-knit area of development related to the settlement.

Infill development is defined in the supporting text of this policy as '…the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'. The proposed site is within the curtilage of an existing dwelling which is located within a

cul-de-sac of residential properties which lies within a gap between a continuous line of existing dwellings in the built-up area of East Knoyle.



Photograph of site within streetscene

The proposal for a single dwelling can therefore be considered to broadly satisfy the requirements of CP2. This 'in principle; acceptability is however subject to the details of the scheme, including its implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

Visual, Landscape and Heritage Impacts:
The site lies in within a small village within the Cranborne Chase & West Wiltshire Downs AONB. It is outside of the Conservation Area for East Knoyle and there are no listed buildings in the immediate vicinity of the site.

WCS Core Policy 51 states that:
"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".

The NPPF (p176) states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues".

WCS CP57 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.

The site is located in the southern part of the village and is located between existing residential properties on all sides and, therefore, would not elongate the built form of the village or consolidate any sporadic or loose form of development. The built form of the immediate area is considerably varied with Horseshoe Cottage to the immediate south being the end of a thatched terrace and Ravenscroft to the North a detached double-pitched, tiled roof property that has undergone considerable extension and alteration over the years. To the rear of the site the properties of Old Mill close are relatively modern as are the bungalows located opposite the proposed site.

The appearance of the dwelling is a modestly scaled detached dwelling with traditional dormers at first floor level and a sliding roof over the porch on the frontage. Rooflights have been omitted from the scheme due to concerns regarding rooflights in the AONB. The roof design and use of dormers is comparable to the design of the extension to the neighbouring property, Ravenscroft. The dwelling would have two parking spaces at the front, similar to existing dwellings to the south of the site, and a modest but proportionate garden area to the rear. Following the refusal of the previous application, the proposed height of the dwelling has been reduced and the streetscene elevation shows that it is now comparable with the properties to each side. The East Knoyle Village Design Statement states (VDS) “Infill development and extensions to existing dwellings should follow the established line of existing roads and buildings”. The location of the proposed building within the plot is considered to respect the existing build line of the properties on either side and in terms of plot width there are a number of terraced properties along this side of the highway which have traditionally narrow plots, with wide spacious plots accommodating the more modern bungalow development on the opposite side of the road.

When discussing building materials the VDS states “The building character of East Knoyle, as is typical of many villages across Britain, has evolved over many centuries and has been determined by various factors. These include the building materials available locally; developing techniques and fashions; land availability; fluctuating population; the wealth, status and pretensions of those who commission and live in the village houses; and the survival of buildings from different periods.” The proposed building has detailed that the front façade will be made of natural stone with red brick quoin detailing, the windows and doors to the front will have red brick soldier courses and the roof is to use natural slate. The properties on either side of the application site, Horseshoe Cottage and Ravenscroft both have front elevations that appear to be made of natural stone with Horseshoe Cottage having a thatched roof and Ravenscroft having what appears to be a clay-tiled roof. The use of slate as a roofing material is both mentioned within the VDS and found on multiple properties within the village and as such is considered to be an appropriate material. The side and rear elevations of the proposal are detailed to be rendered which is again considered to be a relatively common design detail within the village and surrounding area, Ravenscroft to the north appears to have the rear half of the building rendered similarly. The dwelling is proposed to be constructed of materials which would be considered appropriate, and in use, within the immediate vicinity.

As a result of the previous comments from the AONB officer, all rooflights have been removed, minimising the effect on the Dark Skies status. A condition to ensure external lighting is compliant with guidance is also recommended. As a result of further comments on the current application, consideration has been given to the provision of solar panels on the property, and the plans have been amended to show panels on the rear (east) roof slope together with an EV charging point. A landscaping plan also proposes planting set back from the boundary a timber bin store to mitigate the appearance of wheelie bin storage.

Given the large variety of designs and forms of properties in the area, it is considered that the proposal pays sufficient attention to the character and materials that characterise the locality and whilst not a copy of the designs found on either side is considered to be sufficiently conservative to not appear incongruous in the street scene or be detrimental to the character of the surrounding area.

Overall it is considered that the proposal would constitute an acceptable form of infill having regard to the previous reason for refusal and CP2 of the WCS. It is concluded that the siting, scale, height, mass and design of the proposed dwelling would be appropriate for the location and in terms of the character and landscape impacts, the proposed dwelling would not have a demonstrable detrimental impact to either the street scene or the surrounding area, including the wider AONB landscape setting.

Residential Amenity:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms 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. In this instance, it is considered that the proposal for a dwelling would represent a significant change from the use of the site as residential garden land and the relationship of the dwelling with existing dwellings is considered as follows.

The application site has three neighbouring dwellings which would share a boundary with the site, the host dwelling to the rear (3 Mill Close), Ravenscroft to the north and Horseshoe Cottage to the south.

In terms of privacy, the proposed building will introduce glazing at both ground-floor and first-floor levels on the front elevation where currently there is none, however, the revised design incorporates only ground floor openings on the rear elevation, no openings on the north side elevation and a ground floor living room window and first floor bathroom window on the south elevation which has been included following the deletion of rooflights shown in the previous scheme. The properties to each side are arranged in linear form and as such a degree of inter-relationship is inherent between properties, however the design of the scheme limits the potential for overlooking by having no openings on the north side elevation facing the side windows and patio/garden to Ravenscroft, no first floor openings on the rear elevations facing towards the ground of the host property and glazing on the south side elevation comprising a single ground-floor window that is detailed to be a "high-level" window allowing light entry but no real views out and a bathroom window at first floor which would be conditioned to be obscure glazed. Any future alterations to insert additional windows under permitted development rights can also be removed by condition to ensure that any alterations are subject to the scrutiny of a planning application in the interests of amenity. The occupiers of Horseshoe Cottage consider the side windows to be an invasion of privacy, however it is also noted that the windows are located next to the detached garage serving Horseshoe Cottage. This together with the high level/obscure glazing is considered to prevent potential for unacceptable overlooking.

Whilst the front elevation has dormer windows at the first floor in the front-facing dormers these windows both serve bedrooms and overlook the front aspects which are areas that can be viewed from the public realm, it is also considered that these windows are not oversized or arranged in such a way as to promote lingering more than any normal bedroom window so oblique views over designated amenity spaces that can be seen from the public realm. Overall the proposal would

not be considered significantly detrimental to the privacy or enjoyment of the accommodation or amenity spaces available to the occupiers of neighbouring dwellings.

In terms of outlook, it is considered that whilst the proposed dwelling would appear in certain properties views it would not lead to any material effect on outlook.

In terms of sunlight and daylight, the applicants have provided a shadow plan analysis of the proposed dwelling to demonstrate the potential impacts through overshadowing. The occupants of Ravenscroft have raised concerns in relation to the impact of the dwelling upon their remaining area of amenity space where they have constructed a patio area to which the proposed dwelling would be sited to the south of.

The occupiers of Ravenscroft have stated that they have resided in the house since 1998 and that they installed a patio and French doors to the south side of their dwelling in 2020. As the property lies to the north of the proposed dwelling, it is acknowledged that there is potential for the building to overshadow the side garden and fenestration located on the south of this property. The shadow path analysis shows that whilst at certain times of the year the proposals would cast shadows towards and over the boundary of Ravenscroft, in the summer months when the patio area would most benefit from direct sunlight the shadow cast is minimal and would not be sufficient to cause significant detriment to the use and enjoyment of the property to warrant a refusal on the grounds of overshadowing or loss of light. There are no other properties which would have potential to be affected by loss of light/overshadowing due to the orientation.

Having regard to the right to light which is governed by the prescription act of 1832, this does state “When the access and use of light to and for any dwelling house, workshop, or other building shall have been actually enjoyed therewith for the full period of twenty years without interruption, the right thereto shall be deemed absolute and indefeasible, any local usage or custom to the contrary notwithstanding, unless it shall appear that the same was enjoyed by some consent or agreement expressly made or given for that purpose by deed or writing.” Whilst the French doors and patio have only been in place for a short period of time, it would appear that this area of amenity space would have served as the primary area of garden available to the occupants of Ravenscroft since the householder planning application of 2003 developed the amenity space to the north of the property and therefore it has been garden area for more than 20 years. Whilst the Prescription Act grants an absolute and indefeasible right to light, officers are satisfied that the shadows produced would not interrupt light to the French doors and patio to a degree which would block light. The right to light is not a planning policy, but a separate legal matter. Once the right to act was established then occupiers of Ravenscroft are entitled to "sufficient light according to the ordinary notions of mankind". In planning terms the light would be sufficient and is not justifiable grounds to prevent a modestly scaled dwelling, whether or not the occupiers have legal recourse under the prescription act.

With regards to concerns of noise and disturbance during and after construction, temporary impacts during development are not grounds for refusal of planning permission. The established use of the land is as garden to an existing dwelling, such that the nature of use, potential for outbuildings, play equipment and other 'normal' domestic activities and paraphernalia already exists and could, without planning permission, be equally or more intensively used than the outdoor spaces associated with the proposed dwelling. The improvements undertaken to the neighbouring property were undertaken in the knowledge that the land immediately to the side

and rear of the boundary was outside the scope of the occupiers control, with a public highway adjacent to the front boundary. The context for the development proposal is not one of complete privacy and peaceful enjoyment, free from outside influence since it is within a village setting with existing neighbouring properties and the proposal has been designed to avoid and minimise undue impacts. A reason for refusal due to noise and disturbance would not be sustainable.

Taking into consideration the scale and design of the dwelling, as amended by the current application, and its relationship with the adjacent properties, it is not considered that the proposal is incompatible with, or would cause materially harmful effects on the residential amenities of existing occupiers. Further, this is achieved with a satisfactory standard of amenity for future occupiers having regard to the accommodation provided and outdoor amenity space, parking and meeting the day to day needs of future occupiers.

Human Rights Act:
The respondents from Ravenscroft have raised concerns that they feel the application would be in breach of the Human Rights Act notably article 8.

The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK law. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community.

The specific Articles of the ECHR relevant to planning include Article 6 (Right to a fair and public hearing), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

The planning system by its very nature respects the rights of the individual whilst acting in the interest of the wider community. It is an inherent part of the decision-making process for the LPA to assess the effects that a proposal will have on individuals and weigh these against the wider public interest in determining whether development should be allowed to proceed. The balance of the considerations is such that the development is considered to provide an acceptable standard of amenity for existing and future occupants and will be appropriate to the character and appearance of the area for the reasons set out in the report.

Highways Safety:
The proposal would be accessed via a new access where there is a pedestrian access gate. The Highway Authority has been consulted and notes that the proposal has adequate off street parking to serve the dwelling having regard to the adopted parking standards. No objection is raised on highway safety grounds subject to conditions regarding visibility splays, consolidation and surfacing of access/parking areas and ensuring no drainage onto the highway.

Ecology:
Biodiversity:
The proposal would include the loss of the boundary hedge along the road frontage. Ecological enhancements have been added to the dwelling in the form of at bat box and integrated bird bricks, together with a landscaping plan to include planting within the front curtilage. These

measures are considered proportionate for the nature of the scheme and having regard to the fact that as garden land there would be no restriction on the removal of the hedge and replacement with a fence/wall.

River Avon SAC:
This proposal falls within the catchment of the River Avon SAC and has potential to cause adverse effects, alone or in combination with other developments, through discharge of phosphorus in wastewater. The LPA has a strategic mitigation scheme to deal with planned development within the catchment. This includes development within small villages. The LPA can therefore conclude that the development will not lead to adverse impacts alone and/or in-combination with other plans and projects on the River Avon SAC. The proposals are therefore considered to be acceptable in this regard and satisfy the requirements of WCS policy CP69 (Protection of the River Avon SAC) and the Habitat Regulations.

Flood Risk/Drainage:
The site lies in Flood Zone 1 and is not indicated as being within an area at risk from other sources of flooding. The Building Regulations seek to ensure that surface water drainage systems are adequate for the proposed development. Third parties have highlighted concerns with drainage in clay soil however the LPA has no evidence to indicate that there is no satisfactory solution. If changes are required to comply with Building Regulations, if such changes would fundamentally affect the approved layout of the site, further planning permission would be required. It is further noted that the submitted section indicates that the level of the site is to be below the road, as such surface water runoff will not naturally fall to the highway. Third parties have further indicated that there will be disturbance to sewers although the LPA does not have evidence that there are third party drains beneath the site. This would be a matter to be agreed with the water authority or third parties if public or private drains are affected and does not prevent the grant of planning permission.

Conclusion:
The principle of a dwelling within the small village of East Knoyle is considered acceptable on the basis that it would constitute infill development under Core Policy 2. The detailed design of the scheme has been considered in light on the reason for refusal of the previous scheme and changes to the height and fenestration. It is concluded that there overall siting, scale and design of the proposed dwelling is acceptable having regard to the character of the area and the AONB designation, highway safety and drainage. Consideration has been given to the relationship with neighbouring properties having regard to third party objections and it is concluded that the revised scheme would not result in a significant detrimental impact on the residential amenity of adjacent properties. Conditions are recommended in respect of obscure glazing to a first floor bathroom window, access and parking and water efficiency measures due to the location within the River Avon SAC catchment area.

Conditions: (12)

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:

Location Plan 1470/23/03A dated Aug 23
Existing and Proposed Block Plan 1470/23/04A dated Aug 23
Proposed Elevations 1470/23/01B dated Nov 23
Proposed Floor Plans 1470/23/02A dated Aug 23
Streetscene and Section 1470/23/06 dated Aug 23
Landscape Plan 1470/23/07 dated Nov 23

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

3 No development above slab level shall be undertaken until details of the materials to be used for the external walls and roof have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The dwelling shall not be occupied until details of boundary treatments submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

REASON: In the interests of visual and residential amenity.

5 Before the development hereby permitted is first occupied the first floor window in the south elevation shall be glazed with obscure glass only to an obscurity level of no less than level 4 and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

6 No part of the development hereby permitted shall be occupied until the access & parking spaces [2] have been completed in accordance with the details shown on the approved plans and the whole of the parking area has been consolidated and surfaced (not loose stone or gravel). The access and parking shall be maintained as such thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

7 The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside

carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

8 The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

9 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

10 The dwelling hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

11 No external lighting shall be installed on site other than in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE, 2021)",(https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021)

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site aiding in the preservation of the Dark Skies Status of the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development falling within Part 1, Classes A-H, including the insertion of any window, dormer window or rooflight other than those shown on the approved plans, shall take place on the dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of the character of the existing buildings and their setting and to enable the Local Planning Authority to consider individually whether planning permission should be granted for alterations, extensions or enlargements.

Informatives:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning

Authority before commencement of work.

The applicant is advised to fully note the requirements for Electric Vehicle Charge Points as required in Approved Document S of the Building Regulations. The requirements in the document represent the minimum standard and the applicant is advised that additional provision may be provided at the applicant's cost.

The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

The site is located within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and is a designated "European Dark Skies Reserve" as such there is an obligation is to reduce, year on year, light pollution, and not simply minimise the increase in light pollution to maintain this Dark Skies Status. As such it is requested that future occupiers take steps to limit light pollution as much as possible, which can include measures such as automatic blinds that close at dusk and open at dawn and limiting the use of external lighting.