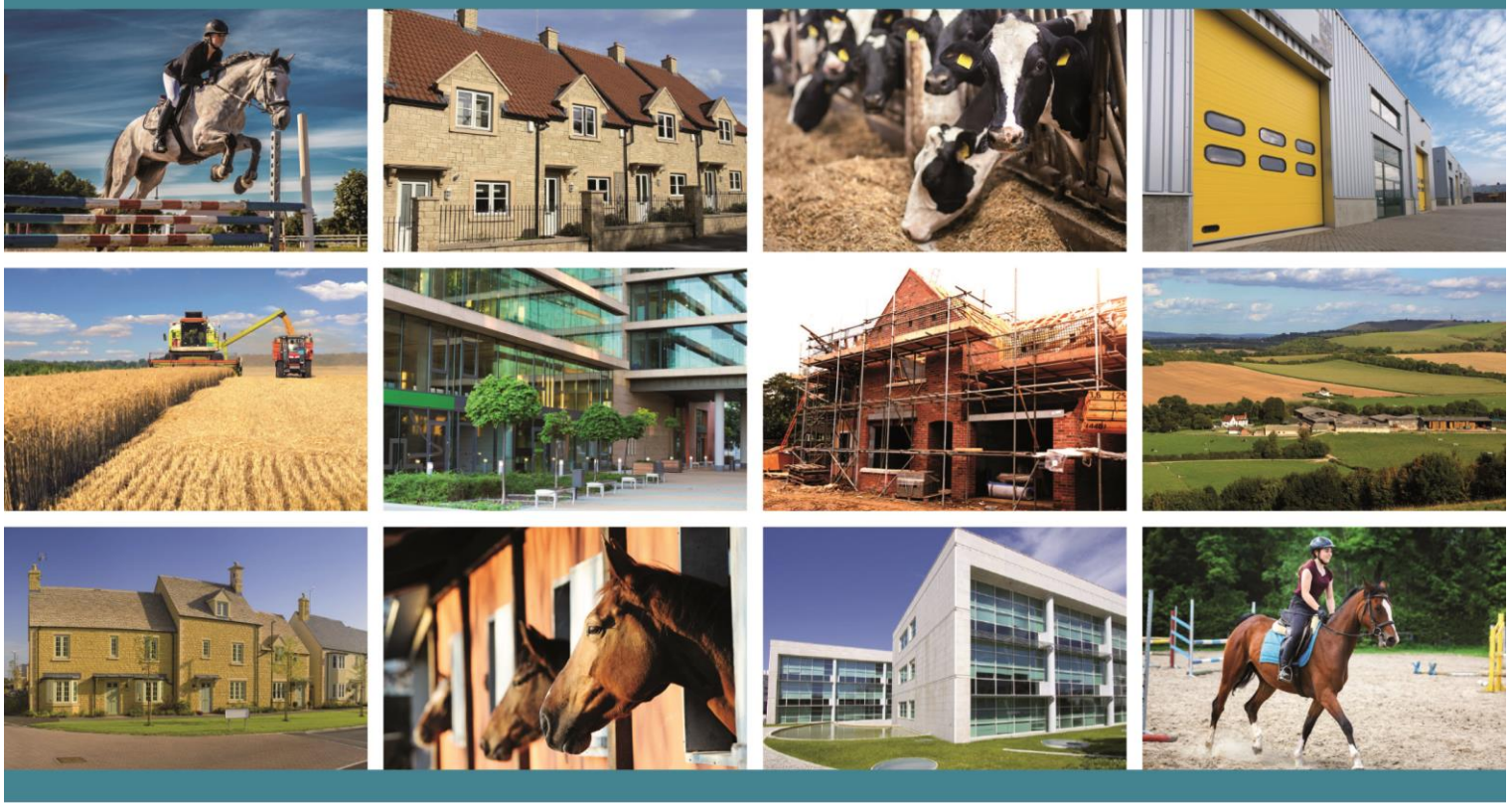
RCC TOWN PLANNING CONSULTANCY



Site: Clearwood Cattery, Dilton Marsh

Proposal: Approval of reserved matters following outline approval PL/2022/0855 - Erection of three-bed house

On behalf of: Mr and Mrs Humphries

Date of Issue: October 2023

RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

RCC Town Planning Consultancy

T: 01380 730047
W: www.rcctownplanning.co.uk
E: info@rcctownplanning.co.uk

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1.0 INTRODUCTION

1.1 This statement has been prepared on behalf of the applicants to support their application for approval of reserved matters following outline planning approval PL/2022/08550 for the erection of a three-bed house at Clearwood Cattery in Dilton Marsh.

1.2 The statement will examine how the proposed development relates to the site and its context. The statement will also provide an explanation and justification for the scheme having regard to the national and local plan policy context.

2.0 BACKGROUND AND PLANNING HISTORY

2.1 Outline planning consent was granted in February 2023 under planning reference no PL/2022/08550 for a three-bed dwelling at Clearwood Cattery. This permission includes detailed consent for the means of access. A condition of the outline permission restricts the occupancy of the dwelling to a person solely or mainly working, or last working at the adjacent cattery (known as Clearwood Cattery).

2.2 The current application seeks consent for the remaining reserved matters that were excluded from the outline consent i.e. scale, layout and external appearance of the development and the landscaping of the site.

2.3 Other planning history relating to the site, includes full planning permission approved in November 1984 for the change of use from pasture land to construction of a boarding cattery, reference no W/84/00944/FUL.

2.4 In October 2010, planning permission was approved for changes to the external materials, canopy over stables and carport on the end of the cattery building, the erection of fencing and entrance gates and planting a new hedge, reference no W/10/02703/FUL

2.5 In January 2011 full planning permission was granted for an extension to the existing cattery, involving 20 new pens, reference no W/10/03726/FUL

3.0 CONTEXT

3.1 Clearwood Cattery is situated on the west side of the village road in Dilton Marsh with residential development immediately to the east and a further cluster to the north, see figure 1 below.

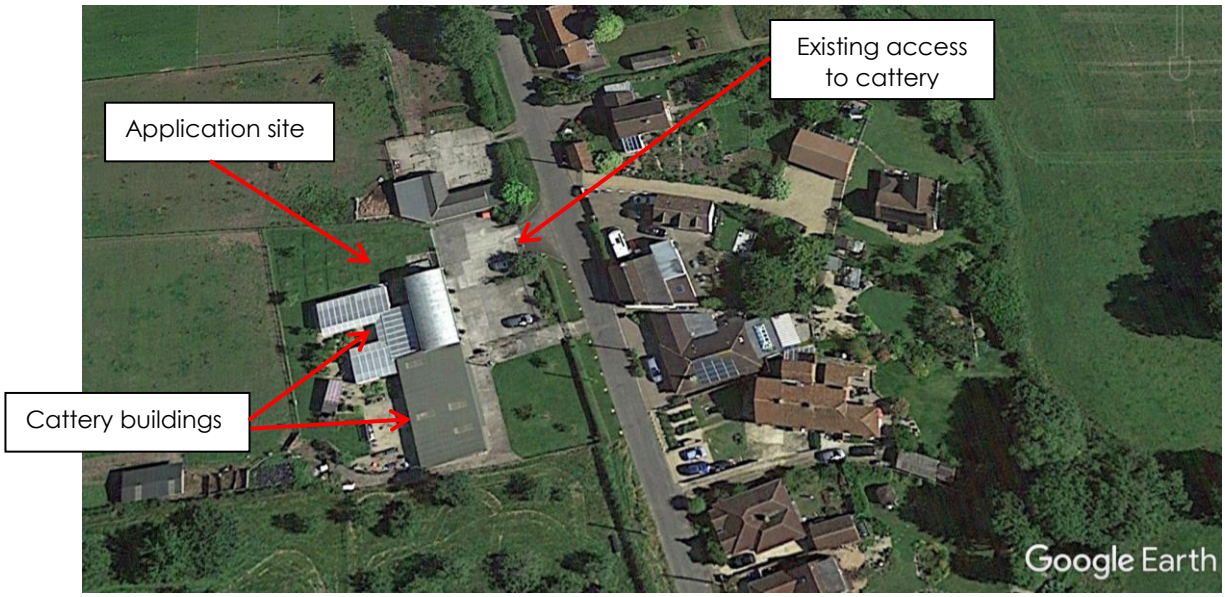


Figure 1 – Context of application site

3.2 The offices, stores and workshop for the cattery are situated within the former stabling on the southern side of the site, with boarding accommodation for the cats primarily provided within the Dutch barn located at the centre of the site and in the single storey buildings situated to the rear. A hardstanding provides ample parking at the front of the site, with a well-maintained hedgerow along the front boundary, see figure 2 below. To the rear of the site is a grass paddock separated from the cattery by a wooden post and rail fence.



Figure 2 – Street view of Clearwood Cattery

3.3 This application site itself amounts to 472m2 and includes the grassed area situated immediately to the north of the Dutch barn, behind the customer parking area, see figures 3 and 4 below.



Figure 3 – View of application site and customer parking beyond



Figure 4 – View of application site and paddock to the rear

3.4 The settlement is generally characterised by a linear pattern of development, but also includes in depth development, with a mix of bungalows and two storey buildings throughout the village.

3.5 There is no typical building style that characterises the buildings in this locality. Instead, buildings in the village are a wide mix of style, age and scale. On the opposite side of the road to the application site there is a mix of modern larger scale two storey dwellings, modern bungalows and some smaller scale traditional housing. Properties are also set at irregular distances back from the village street, with some fronting directly onto the road and others set back from the road frontage or located to the rear of other properties. Generally, materials are a mix of red brick and painted render with some natural stone. Figures 5 - 8 below and over are typical views of properties in the immediate vicinity of the application site.



Figure 5 –View of properties in the vicinity of application site







Figures 6 - 8 – Views of properties opposite and in the vicinity of application site

4.0 PLANNING POLICY

4.1 The main planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS) and the Government guidance within the National Planning Policy Framework 2021(NPPF).

4.2 At the local level, the WCS also contains a small number of 'saved policies' from the former West Wiltshire District Plan (WWDP).

4.3 At the national level, the NPPF is the foremost material consideration. This is supplemented with the National Planning Practice Guidance (NPPG).

4.4 The relevant policies and guidance are set out in the tables below:

NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
5	Delivering a sufficient supply of homes
8	Promoting healthy and safe communities
9	Promoting sustainable transport
11	Making effective use of land
12	Achieving well-designed places
15	Conserving and enhancing the natural environment

WILTSHIRE CORE STRATEGY

Chapter	Title
CP1	Settlement Strategy
CP2	Delivery Strategy
CP32	Westbury Community Area
CP48	Supporting rural life
CP51	Landscape
CP57	Ensuring High Quality Design and Place Shaping
CP60	Sustainable Transport
CP61	Transport and Development

5.0 PLANNING ASSESSMENT

5.1 The outline planning consent approved earlier this year confirmed that the principle of the development of the site for a single three bed dwelling to be occupied in conjunction with the operation of the cattery, accords with the objectives of the core policies of the WCS and the aims of the NPPF. The outline application also approved the means of access to the new dwelling.

5.2 The key planning issues for the consideration of this application therefore relate solely to matters relating the remaining reserved matters and the effect that these would have on:

- Design and visual impact
- Residential amenity issues
- Parking

Design and Visual Impact

5.3 Policy CP57 of the WCS recognises that good design in new developments can help development respond positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials and streetscape. In terms of the wider landscape impact, policy CP51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character.

5.4 As set out above, properties in this area of Dilton Marsh comprise a mixed of size, age and style, with some located close to the road and others set further back, behind garaging or other properties. The site is not within an AONB or conservation area and there are no listed buildings in the immediate vicinity.

5.5 The Planning Statement submitted with the outline approval advised that the proposal was for a 2 storey 3-bed dwelling, with illustrative plans showing the suggested location of the proposed dwelling to the north and set back behind the adjoining Dutch barn with parking provided in front of the new house. In terms of materials, the statement advised that they would match those found in the locality.

5.6 The detailed plans submitted with this reserved matters application show an attractive modern two storey 3-bed dwelling, with a single storey element wrapping around the side and rear of the property and a bay window feature on the front elevation. The design proposes a gable facing towards the road, in a similar manner to a number of the other two storey modern dwellings found nearby (see figures 5, 7 and 8 above).

5.7 The main two-storey element of the building will have a brick plinth with rendered walls above and the single storey section that wraps around the side and rear will be clad in timber. The house will have a natural slate roof. It is considered that the external appearance and scale of the proposed dwelling is acceptable and would relate well to the existing built form on the site and in this locality and as a result the new property will fit comfortably within the streetscene.

5.8 The layout submitted with this reserved matters application is similar to the illustrative details included with the outline application, with the proposed scheme showing a single house tucked along the northern side of the site close to the existing cattery buildings and the Dutch barn, with two parking spaces located in front of the house. There is a large 'L' shaped building located on the adjoining site just to the north of the boundary. The house has been set back slightly to provide the applicants with views into the back of the cattery buildings for security and the welfare of the cats staying at the cattery. There is a sizeable gap on either side of the proposed dwelling, ensuring that it would not appear unduly cramped within the site.

5.9 There is a private amenity area, backing on to the paddock at the rear. Ample space is provided for the needs of this family-sized dwelling, including space for the storage of domestic waste and recyclables and space for the drying of washing and sitting out. The applicants are clear that they do not want or need a larger private amenity space as they would not have the time to maintain it, alongside running their busy cattery, 7 days a week, which itself includes large grassed surrounding the buildings and parking areas. As a result, it is concluded that the site layout is acceptable within the context of the site and surroundings.

5.10 In terms of the landscaping proposals, the application site and the adjoining cattery already include a mature boundary hedge along the site frontage (eastern boundary) with wide grassed verges to the front. Behind the boundary hedge, there are a number of semi mature/mature trees set in well maintained grassed areas. These will be retained as part of the proposals. The submitted scheme proposes the addition of a mixed native broadleaf hedging along the northern and part of the western boundaries of the site together with low level shrub plating along the southern elevation. Full details of the proposed planting are included on the submitted drawings.

5.11 In terms of any wider landscape impact, there are no public rights of way to the rear (west), north or south of the site, and views of the proposed dwelling from the road will be restricted by the existing buildings within and adjacent to the site. Furthermore, any views of the proposed development will of course be seen within the context of existing dwellings and other buildings in the locality. It can therefore be concluded from this assessment that the proposed dwelling would sit comfortably within the site and its surroundings and would not have a detrimental impact upon views or the character of the surrounding landscape.

5.12 It is therefore concluded that the development of a single dwelling on the application site will make efficient use of land to deliver an appropriate development that relates well to the built-up area of the village and the wider character of the area. The scheme is therefore considered to comply with policies CP57 and CP51 of the WCS, saved policy C3 of the WWDP and section 7 of the NPPF.

Residential Amenity Issues

5.13 Policy CP57 (vii) requires development to have regard to the compatibility of adjoining buildings and the impact on amenities of existing neighbouring occupants.

5.14 In this case, it is considered that as a result of the size of the site and the existing buildings within the site, the proposed dwelling would be well separated from the neighbouring residential dwellings on the opposite side of the village street. The site is very well contained, and the dwelling could be readily accommodated without causing demonstrable harm having regard to residential amenities.

5.15 As a result, the illustrative layout demonstrates that the terms of criteria (vii) of policy CP57 of the WCS can be satisfied.

Parking Provision

5.16 Turning to matters of highway safety, policy CP61 of the WCS deals with the traffic impacts of development and parking standards. The means of access to the site were approved as part of the outline planning approval.

5.17 In terms of parking provision, two spaces are to be provided adjacent the new dwelling. The parking layout is very similar to the illustrative layout submitted with the outline application. The submitted parking layout provides ample parking facilities for the proposed dwelling, in accordance with the Council's minimum parking standards. The layout of the large customer parking area to the front of the site can be arranged to ensure that it does not affect vehicles reversing in or out of the parking spaces for the proposed dwelling.

5.18 Paragraph 111 of the NPPF states that:

'*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe*'.

5.19 For the reasons set out above, it is submitted that the proposal would include and provide adequate parking for the new dwelling. The scheme is therefore considered to accord with the relevant policies in the WCS and the terms of the NPPF.

6.0 CONCLUSION

6.1 The principle of the proposed development of a dwelling on this site is acceptable and established by outline planning permission, including the means of access to the proposed dwelling.

6.2 For the reasons set out in this statement, the details of the dwelling, including its siting, scale, design, materials, layout, landscaping, and parking arrangement are considered acceptable having regard to the character of the area and neighbour amenity. The proposal is therefore considered to be in accordance with the WCS and the aims of the NPPF.

6.3 The Council is therefore requested to approve this application.