PROJECT Change of Use of Land to Accommodate a Swimming Pool and Relocated Glasshouse for Ancillary Residential Use, Diversion of Access Track and Public Right of Way (EKNO24) and Relocation of Tennis Court at New Leaze Farm, East Knoyle, SP3 6AU

DATE 31st October 2023

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PLANNING STATEMENT

1.0 Application Site and Proposal

Site

1.1 This application relates to New Leaze Farm which is a detached residential property located towards the end of a private access track leading off Holloway Lane in East Knoyle. The property is not a Listed Building and is not within any areas of designated value.

Proposal

1.2 The Applicants wish to construct a private swimming pool in a discrete location immediately adjacent to the south-west end of the property and re-locate an existing glasshouse for use in association with this pool. This will necessitate a re-alignment of the residential boundary with a new wall and an associated change of use of land from agriculture to ancillary residential use to "square off" the curtilage.

1.3 The proposed development will require the diversion of the existing access track running immediately adjacent to the property by approximately 10 metres south-east into the field and over a distance of approximately 180 metres to incorporate gradual bends suitable for agricultural vehicles and machinery. The track is also a public right of way (reference EKNO24) and a separate application is therefore being submitted to the Council for a diversion of this right of way under the Town & Country Planning Act 1990.

1.4 The application also seeks planning permission to-relocate an existing tennis court so that it has a more intimate association with the residential property.

2.0 POLICY CONTEXT

Development Plan

2.1 The Core Strategy adopted in January 2015 and the Site Allocations Plan adopted in February 2020 form the development plan for this area and proposal. Certain policies from the adopted Salisbury Local Plan were "saved" in the Core Strategy and are therefore also development plan policies. The following development plan policies are relevant to this application:

- Core Policy 1 (Settlement Strategy);
- Core Policy 2 (Delivery Strategy);
- Core Policy 17 (Mere Community Area);
- Core Policy 51 (Landscape);
- Core Policy 57 (Ensuring High Quality Design and Place Shaping);
- Core Policy 62 (Transport Network);
- Core Policy 67 (Flood Risk);

Other Material Planning Considerations

- Chapters 2, 12, 14 and 15 of the National Planning Policy Framework – September 2023;
- Planning Practice Guidance;

3.0 ANALYSIS OF RELEVANT PLANNING CONSIDERATIONS

Principle of Development

3.1 New Leaze Farm is outside any development limits in the development plan and is therefore treated as being in the countryside where new development is strictly controlled. Notwithstanding, the Council routinely grants permission for householder development in the countryside (notably recent permissions PL/2022/01453 and PL/2023/06136 for development at New Leaze Farm) and also the change of use of agricultural land for ancillary residential use where it does not cause any harm (most recently on 19th October 2023 under reference PL/2023/06758).

Effect upon the Character of the Property and the Area

3.2 The proposal seeks to "square off" the curtilage by running the new boundary wall from the south-east corner of the dwelling and parallel with the property wall. It will therefore appear as a natural boundary line and proposed hedge planting will filter views of the wall. The Applicants will accept conditions that require the walling materials to match the existing dwelling and for planting to take place before the swimming pool is brought into use.

3.3 The swimming pool will not be visible from any public vantage points and the siting of the glasshouse within the immediate vicinity of the property will be less imposing than its current isolated location approximately 70 metres to the north-west of the property. The Applicants will accept a condition that requires the glasshouse to be relocated before the swimming pool is brought into use.

3.4 A tennis court is currently positioned beyond the glasshouse, approximately 85 metres from the property, and relocating this to an area of land between the existing vehicular access to the property and an agricultural building will have a neutral impact upon the character of the area. The Applicants will accept a condition that requires the existing tennis court to be removed and the land returned to grassland before the new tennis court is brought into use.

3.5 The existing agricultural access track with post-and-rail fencing is typical of the site's rural location and the proposal to re-align this track by approximately 10 metres will not materially alter the rural character of the area. The construction of a private way would be permitted development and this fallback position is a material consideration of significant weight when considering this aspect of the proposed development.

3.6 The use of conditions will therefore ensure that the proposed development will preserve the rural character of the area and wider undesignated countryside landscape in accordance with Core Policies 51 and 57 of the adopted Core Strategy and Chapters 12 and 15 of the National Planning Policy Framework (the Framework).

Residential Amenity

3.7 The nearest residential property is over 800 metres away and the living conditions enjoyed by the occupants of this property will therefore be unaffected by the proposed development in accordance Core Policy 57 of the adopted Core Strategy and Chapter 12 of the Framework.

Proposed Right of Way Diversion and Users' Safety

3.8 At present, the existing access track "kinks" immediately south-west of the property wall and this limits forward visibility for users of the footpath and drivers of agricultural machinery and lorries that regularly deliver feed and move cattle.

3.9 The proposal to re-align the track will open-up views along the track and consequently improve the safety for users of the footpath in accordance with Core Policy 62 of the adopted Core Strategy and Chapter 9 of the Framework.

3.10 The proposed diversion has been the subject of pre-application discussions with Carys Ford, Countryside Access Officer in the Council's Rights of Way & Countryside Team, who has no objections to the proposal in principle. A separate application is being submitted to formally divert the footpath under the Town & Country Planning Act.

Biodiversity

3.11 The proposed development will not impact upon any features that provide a habitat for protected species and the proposal will therefore have a neutral impact on biodiversity in accordance with Core Policy 50 of the adopted Core Strategy and Chapter 15 of the Framework.

Flood Risk

3.12 The application site is not within an area at risk of flooding and there will be no increased surface water run-off from the proposed development. The proposal will therefore have a neutral impact on flood risk and is consistent with the aims of Core Policy 67 of the adopted Core Strategy and Chapter 14 of the Framework which seek to ensure that development is not located in areas at risk of flooding.

4.0 CONCLUSION

4.1 The proposals fully complies with the development plan and the Council is therefore respectfully requested to grant planning permission without delay in accordance with the presumption in favour of sustainable development.