CASE OFFICER'S REPORT

Application Reference: PL/2023/07085 Herons Rest, Monmouth Road, Tisbury

PROPOSAL

This application seeks permission for the variation of condition 2 (approved plans) of planning application PL/2021/05213 (Replacement of existing dwelling and garage) – Additional small window added to first floor bathroom, in North-West elevation and relocation of wood burner from the South East corner to the front of the property.

SITE DESCRIPTION/CONTEXT

The application site is a detached dwellinghouse located on the south west side of Monmouth Road, in the settlement of Tisbury. The site is adjacent to the highway, which forms to boundary to the north east of the site and is bordered by residential dwellings to the north. The rear (south west) boundary is adjacent to open fields, with the main dwelling and associated detached garage sited centrally and to the north east corner respectively. The site is set within the Cranbourne Chase and West Wiltshire Downs AONB. The approved works under application PL/2021/05213 sought permission for replacement of existing dwelling and garage. Permission was granted for demolition of the existing bungalow and garage, and construction of a 1.5 storey rounded roof design dwelling with detached, pitched roof garage. This application seeks to add a small window to the first-floor bathroom, in the north west elevation.

RELEVANT HISTORY

PL/2021/05213 Application Approved for Replacement of existing dwelling and garage

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving Sustainable Development

4. Decision-Making

12. Achieving Well-Designed Places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire Community Area

Core Policy 51: Landscape

Core Policy 57 Ensuring High Quality Design and Place Shaping

CONSULTATION

Neighbour/third parties: One response of no issues raised, two responses of no objection, subject to implementation of window with obscure glazing to ensure privacy for neighbouring dwellings to the north west.

Parish Council: Support

Highways: No Objection

This application is seeking to amend condition 2 of planning approval PL/2021/05213.

Condition 2 of the permission is worded as follows:
The development hereby permitted shall be carried out in accordance with
the following approved plans:
Location Plan Date rec. 17/05/2021
Drg. no. 2046 P.01A Garden Plan (revised) Date rec. 20/08/2021
Drg. no. 2046 P.02 Ground – South East Elevation Date rec. 23/06/2021
Drg. no. 2046 P.03 First – North West Elevation Date rec. 23/06/2021
Drg. no. 2046 P.04 Roof – South West Elevation Date rec. 23/06/2021
Drg. no. 2046 P.05 Section – North East Elevation Date rec. 23/06/2021
Drg. no. 2046 P.07 Garage – Plans & Elevations (revised pitched roof design) Date rec. 27/08/2021
Drg. no. 2046 P.08A Site Section – View from East Date rec. 22/09/2021
REASON: For the avoidance of doubt and in the interests of proper planning.

The application details that VAR application has been submitted for the provision of a new small window to the proposed family bathroom at first floor level, located above the previously approved porch on the north west elevation, to be an aluminium window to match the rest of the proposed new dwelling and relocation of the proposed wood burner from the south east corner to the front of the dwelling.

ASSSESSMENT

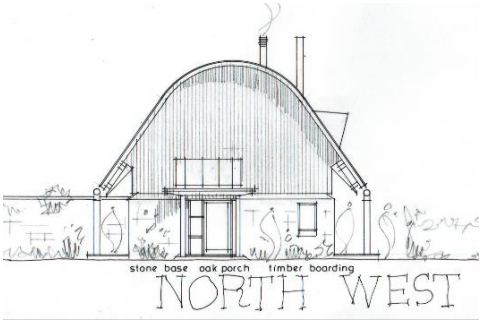
Application PL/2021/05213 for the proposed replacement of the existing dwelling with a 1.5 storey dwelling and detached garage at Herons Rest was approved in September 2021. The

Officer highlighted that the replacement dwelling would partially overlap the footprint of the existing dwelling and would be reorientated with its front elevation facing onto the road. It would have a rectangular footprint with a length of approx. 19.8m and a depth of approx. 7.8m. The dwelling would be set back approx. 18.5m from the road, 1.5 storey in height with first floor accommodation within the rounded roof. The exterior materials consist of stone, timber cladding on the exterior walls, zinc for the roof and a mix of aluminium and timber doors and windows. Whilst the proposed roof design was noted as somewhat unusual, consultation responses were supportive, and given the nondescript nature of the existing bungalow in appearance and character and the proposal representing a visual improvement. It was concluded that the proposed replacement dwelling is of a suitable scale and massing, and would not have a significantly greater impact on the character or the area and wider landscape of the AONB than the existing dwelling.

The VAR application submitted seeks to amend the north west elevation to include an additional window at first floor level to serve the family bathroom, and as visible from the below elevations, moving the wood burner from the south east corner to the front of the dwelling, to the north west elevation.

The approved and proposed elevations and floor plans are shown below:

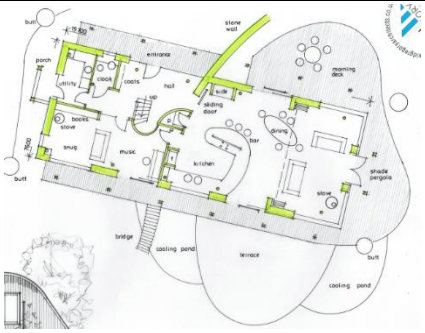
Previously Approved North West Elevation



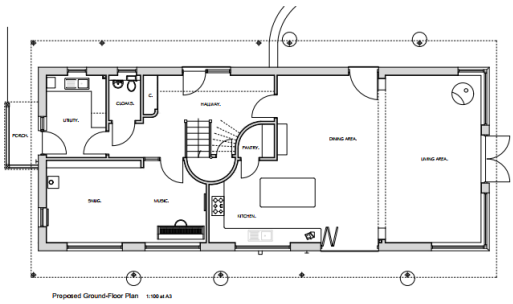
Proposed North West Elevation



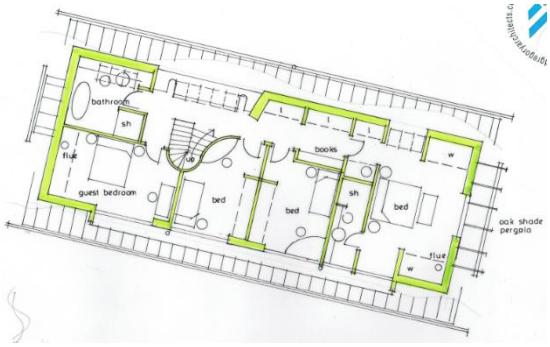
Previously Approved Ground Floor Plan



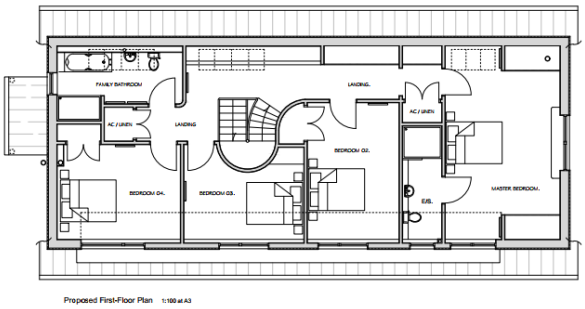
Proposed Ground Floor Plan



Previously Approved First Floor Plan



Proposed First Floor Plan



The proposed amendment to the north west elevation is considered a suitable alteration, maintaining the character of the dwelling as proposed, and not of measurable negative impact on the existing street scene or visual amenity. As was noted in the previous consent, the proposed dwelling is of a more unusual roof design, however, is not considered of visual harm to warrant refusal, and was met with support during consultation. Alterations to the elevation, as shown above, is considered minor, and not of detriment to the character or appearance of the area. Comments received during consultation raised no concern, with the Parish Council responding in support of the additional window. Comments from neighbours requested the window be implemented with obscure glazing given the use of the room the window will serve, and its orientation facing neighbouring dwellings to the north west, Little Hazel and Hare Lodge. An additional condition has been included on this permission, for the window to be implemented and maintained wit obscure glazing in respect of privacy and overlooking. The site is set within a residential context, and therefore the additional of a single window of minor scale to the north west elevation is deemed suitable, and not of any greater impact on amenity than the previously approved dwelling which was assessed on its impact on visual and residential amenity.

The proposed wood burner, previously sited to the south east corner of the ground floor, is to be moved to the front of the dwelling, due to the flue obscuring the proposed corner glazing to the south east. The proposed relocation of the wood burner is not considered of harm to residential or visual amenity, and as this was approved under the previous permission, siting it in a different position within the ground floor is deemed a suitable variation. The proposed floor plans, as above, when compared to the approved, present a minor alteration to the layout which is of no measurable impact on the setting of the site, neighbouring dwelling, or border landscape character. The associated flue is set within the grounds of the main dwelling, and therefore there are no concerns raised regarding this alteration.

The highways consultee responded with no objection, and the Parish Council provided a response of Support. The previous assessment of the application ascertained that the proposed first floor windows would face away from the neighbouring dwellings and due to the limited scale of the development proposal and sufficient separation distances to neighbouring dwellings, it is considered there would not be any undue impact on amenity to warrant refusal. The additional window would not further contribute to this, with the obscure glazing condition ensuring privacy is maintained for the application site and neighbouring dwellings. Noting the scale of the site, orientation of the dwelling, and residential context and use, the proposed additional window and alternative siting of the wood burner is not considered of harm to visual or residential amenity or of justification for the refusal of the variation of condition 2 of the previous permission.

CONCLUSION

It is considered that condition 2 was imposed on the original permission for the avoidance of doubt and in the interests of proper planning. The condition will be amended to include the revised plans. It is asserted that all other conditions on the original decision remain pertinent and have also been reimposed as appropriate. A new permission is therefore issued to include the following conditions:

1.The development hereby permitted shall be commenced on or before 22nd September 2024, before the expiration of three years from the date of the original planning permission ref PL/2021/05213.
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 Date rec. 17/05/2021
Drg. no. 2046 P.01A Garden Plan (revised) Date rec. 20/08/2021
Drg. no. 2046 P.02 Ground – South East Elevation Date rec. 23/06/2021
Drg. no. 2046 P.03 Rev B Proposed Ground and First Floor Plans, and North West Elevation – Date rec. 05/11/2023
Drg. no. 2046 P.04 Roof – South West Elevation Date rec. 23/06/2021
Drg. no. 2046 P.05 Section – North East Elevation Date rec. 23/06/2021
Drg. no. 2046 P.07 Garage – Plans & Elevations (revised pitched roof

design) Date rec. 27/08/2021
Drg. no. 2046 P.08A Site Section – View from East Date rec. 22/09/2021
REASON: For the avoidance of doubt and in the interests of proper planning.

3. The precautionary mitigation measures, recommendations and enhancements detailed in the approved Ecological Assessment [Lowans Ecology & Associates, Version no. 3, Dated 17/05/2021] shall be carried out in full prior to the first occupation of the development and in accordance with the approved timetable detailed in the Ecological Assessment.
REASON: To mitigate against the loss of existing biodiversity and nature habitats.

4. No part of the development hereby approved shall be first occupied until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

5. Before the development hereby permitted is first brought into use the first-floor bathroom window in the north west elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the window shall be maintained with obscure glazing in perpetuity.
REASON: In the interests of residential amenity and privacy.

INFORMATIVE
(1) There is mention of the verge being planted with wild flowers, the verge is public highway and therefore a Section 142 Licence would be required from the Local Highway Authority. A formal application via Helen Pickett helen.pickett@wiltshire.gov.uk would be able to determine if a licence could be granted.

(2) 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.