CASE OFFICER'S REPORT

Application Number: PL/2023/08063

Address: Old Stonecourt, Newtown, Tisbury, Salisbury, Wilts, SP3 6SL

Proposal: Tennis court and landscape works

Date of Inspection:
N/A
Consultation Expiry:
05/11/23
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping

Tisbury Neighbourhood Plan – BL.4 Design and Landscape

REPRESENTATIONS :

Tisbury Parish Council – No objection to proposed tennis court but objects to the height of the spiral mound due to potential visual impacts from the wider area. *Subsequently revised plans were submitted reducing the overall height by half.*

Third Party Comments **–** None received

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the Conservation Area and impact upon a Heritage Asset

Wiltshire Core Strategy Core Policy 57 states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

Old Stonecourt is a large detached residential dwelling which boasts a substantial triangular shaped plot in an isolated position outside of Newtown.

The application seeks approval for a tennis court within the rear garden and landscaping works which include ponds and a spiral mound.

The proposed works would be fully confined within the rear garden area of the property and due to the

nature and low-level scale of the proposals, they not considered to be overly dominant or pose any visual harm which would warrant a refusal. The concern raised by the Parish Council regarding the height of the spiral mound were noted and revised plans have been submitted reducing the proposed height of this feature. This reduction ensures the feature would sit more sympathetically within the plot and would limit any wider views from the Bridleway WTIS9 which runs along the South of the site.

The proposals are low level and fully contained within the application sites residential curtilage and is not considered to result in any detrimental visual impact upon the wider character and appearance of the area, in accordance with Core Policy 57 and Tisbury Neighbourhood Plan – BL.4 Design and Landscape.

Impact upon Residential Amenities

Policy CP57 also states:

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 (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the isolated position of the property and its grounds in relation to any nearby residential properties the additions would not result in any harm.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Conclusion:

The proposal is not considered to pose any harm which could warrant a refusal. The scheme is considered to preserve the overall character and appearance of the area, whilst upholding residential amenities. Therefore, the proposals are considered to comply with Core Policy 57 and BL.4 of the Tisbury Neighbourhood Plan.

RECOMMENDATION: Approve, with conditions.