CASE OFFICER'S REPORT

Application Reference:	PL/2023/09084
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	24 November 2023
Case officer:	Helena Carney

Site Address:	Soley House, West Soley, Chilton Foliat, Hungerford, RG17 0GW
Proposal:	Erection of a replacement greenhouse
Recommendation:	Approve with Conditions

Note: It is considered that the application can be determined without the need for a physical site visit. This is because the applicants have supplied photographs of the site from all relevant angles and the plans submitted clearly describe the extent of the development. It is therefore considered that there is sufficient information available to reach a decision.

POLICIES

Wiltshire Core Strategy (Adopted January 2015):
Core Policy 50: Biodiversity and geodiversity
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping

National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

• Impact upon amenity of occupiers of neighbouring properties
• Scale, design and materials
• Impact upon ecology
• Impact upon trees
• Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]

REPRESENTATIONS

Chilton Foliat Parish Council: no objection

Wiltshire Council Ecologist: no objection subject to conditions

Wiltshire Council Arboricultural Officer: no comment received at time of writing

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

• K/38538 - The erection of new principal house, approved 04/10/2000
• K/41551 - The erection of a new house and outbuildings, approved 07/06/2002
• K/44439 - Revised drive entrance to new house, approved 05/02/2003
• 18/05116/106 - Planning application to discharge the planning obligation of application K/41551, approved 11/09/2018
• 20/04295/FUL - New building to provide ancillary accommodation, approved 20/10/2020

ASSESSMENT

The application site relates to Soley House, a large detached property set in a substantial plot on the southern side of Crooked Soley. The application site is bounded by a woodland area, access track and lawn.

The application site is located within the North Wessex Downs National Landscape.

The proposals:
This application is seeking planning permission for the construction of a replacement greenhouse, to be located to the north-east of Soley House, adjacent to the existing tennis court along the edge of the Queen's Coppice woodland.

The greenhouse will be constructed with a powder coated aluminium frame with clear glazing, set on a dwarf wall constructed of brick to match Soley House.

The greenhouse will be constructed with a pitched roof and will measure approximately 11.2m long x 5m wide, 2m to the eaves and 4.3m to the ridge.

Impact upon amenity of occupiers of neighbouring properties:
There are no nearby neighbouring properties that stand to be affected by the proposed development, with the nearest property sited at least 180m to the north-east.

Scale, design and materials:
The adopted Wiltshire Core Strategy (WCS) Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The proposed greenhouse is of a traditional design that is common to large country houses and as such it will integrate well with the setting. Whilst it is acknowledged that the greenhouse is a relatively large structure, it is considered to be of a scale commensurate to the size of the application

site. The greenhouse will also be well contained within the application site, set behind a woodland area and not readily visible from public vantage points.

It is therefore considered that the proposed development will not harm the character or context of the host dwelling or surrounding area.

Impact upon ecology:
In consideration of the potential impact of the proposed development upon ecology, the council's Ecologist was consulted and raised no objection subject to conditions, commenting "I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

Ecological survey of the site was carried out by Envirotechat a suitable time of year and following industry guidelines. I consider that the level of survey has been thorough and appropriate to both the nature of the site and the scale of the development. The ecology report makes a series of recommendations in Section7for precautionary measures to be implemented as part of the development to ensure that protected species are not adversely impacted by the works. Recommendations to enhance the site for biodiversity have also been included in Paragraph7.2.2in the form of two bat boxes. Recommendations for ecological enhancement are welcomed and would be in accordance with Core Policy 50.

Section 5 of the Arboricultural Impact Assessment(10thOctober 2023, Yew Tree) sets out recommendations to ensure trees are protected during the works.

CONDITIONS:

1. The development will be carried out in strict accordance with the following documents:
•Arboricultural Impact Assessment 10th October 2023, Yew Tree.
•Preliminary Ecological Appraisal Envirotech. Report ref: 8812. V2.5th October 2023.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of features for bats shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

INFORMATIVES:

Protected Species General

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended)and the Habitats Regulations 2017 (as amended)it is an offence to disturb or harm any

protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species".

In consideration of the above and subject to the recommended conditions, the proposed development does not give rise to any ecological concerns.

Impact upon trees:

The proposed greenhouse will be sited adjacent to an existing woodland. It is noted that there is a concentration of different surfaces in the general location of the proposed greenhouse, i.e. an existing access track, tennis court and hardstanding. Therefore, the addition of a new greenhouse in this location is considered not to significantly impact upon existing trees.

It is noted that the submitted Arboricultural Impact Assessment (AIA) concluded the following:

1. The proposed development site is free of significant tree constraints
2. No trees will require removal and all trees can be retained via standard protective measures.
3. The proposed greenhouse is located to the south of the existing greenhouse, this would move the structure further from W1 / T1 than that which is within the current site.
4. The nature of the proposed development combined with the size and location of the retained trees will not create any increase in above ground conflicts over the current site layout with regards to light reduction or overshadowing

It is also noted that the submitted AIA suggested a number of mitigation measures to protect existing trees.

Subject to a condition requiring the development to be carried out in accordance with the approved AIA (and specifically in accordance with Section 5: Suggested Mitigation Measures) the proposed development is considered not to cause harm to the existing woodland.

Impact upon the North Wessex Downs National Landscape [Area of Outstanding Natural Beauty (AONB)]:

The proposed greenhouse will be read in context with existing dwellings and buildings on site and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

Conclusion:

In conclusion the proposals seem fitting with regards to scale, design and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (5)

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 and documents:

Application Form
Design & Access Statement, HPA Architects, 06/09/23
Planning Statement, Steven Abbott Associates LLP, October 2023
Preliminary Ecological Appraisal version 2, envirotech, 05/10/2023
Arboricultural Impact Assessment, Yew Tree, 10/10/2023

Plans:
Drawing No. 2076-104 Revision B, Location Plan
Drawing No. 2076-106 Revision B, Site/Block Plan Glasshouse
Drawing No. 2076-120 revision A, Glasshouse - As Proposed Plans & Elevations

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

3 The development hereby approved shall be carried out in strict accordance with the following documents:
•Arboricultural Impact Assessment 10th October 2023, Yew Tree.
•Preliminary Ecological Appraisal Envirotech. Report ref: 8812. V2.5th October 2023.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of features for bats shall be submitted to the local authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

5 The development hereby approved shall be carried out in strict accordance with the following document:
Arboricultural Impact Assessment 10th October 2023, Yew Tree, and specifically in accordance with the suggested mitigation measures detailed in Section 5 of the report.

REASON: For the avoidance of doubt and for the protection of the existing woodland.