CASE OFFICER'S REPORT

Application Reference: PL/2023/10847
Application Address: Tower House, Morgans Vale Road, Redlynch, Salisbury, SP5 2HY

SITE DESCRIPTION/CONTEXT

The site is situated within but on the edge of the defined settlement boundary of the Large Village of Morgan's Vale/ Woodfalls, as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP23. It is also within a Special Landscape Area, as defined by saved Salisbury District Local Plan policy C6. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the Hampshire River Avon Catchment and is within the 13.8-kilometre recreational buffer of the New Forest Special Protection Area (SPA) and RAMSAR site.

The application site is a 19th century, unlisted, detached dwellinghouse located on the outskirts of the village of Morgan's Vale. The dwellinghouse is located in the middle of an L shaped site, having a large rear garden and a side garden where the proposed new double garage is to be located. The site is bordered by the highway to the south, residential properties to the east, and fields to the north and west. The boundary treatment of the site along the highway is characterized by a brick wall on the east, with high hedging over the brick wall centrally, and where the brick wall ends the high hedging continues to the west till the end of the boundary. The property is accessed through a wooden gate between brick pillars, as well as a small wooden pedestrian access on the west of the main entrance.

PROPOSAL

The application is for a proposed new double garage with home office at first floor.

RELEVANT HISTORY

15/06199/FUL - Remove Conservatory and replace with single storey rear extension and associated works - Approve WC

20/08838/FUL - Single storey rear extension and associated internal alterations. - Approve WC

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 2: Delivery Strategy

Core Policy 23: Spatial Strategy: Southern Wilshire Community Area

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Saved Salisbury District Local Plan Policies

Saved Policy C6: Special Landscape Area

CONSULTATION

Redlynch Parish Council: None Received.

Archaeology: No Objection.

Highways Department: No Objection.

Neighbour/third parties: None Received.

PLANNING ISSUES

The application is considered including but not limited to the context of the National Planning Policy Framework (NPPF), and the Wiltshire Core Strategy (WCS). Under the NPPF Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate

otherwise. At the current time of the statutory development plan in respect of this application consists of the WCS (Adopted January 2015).

The application has been considered including but not limited to WCS CP1 Settlement Strategy, which defines Morgan's Vale as a large village. It has also been considered with CP23 Spatial Strategy for the Southern Wiltshire Community Area which sets out a settlement and spatial strategy stating that the principle of development within the community area will need to conserve the landscape and where possible enhance its locally distinctive characteristics. However, this principle of acceptance is subject to detail with implications of the proposal assessed against site specific criteria such as with regards to character of the area and neighbouring amenities which will be addressed in more detail below.

- Principle of Development
- Design and Scale
- Impact on the amenity of neighbouring properties

ASSESSMENT

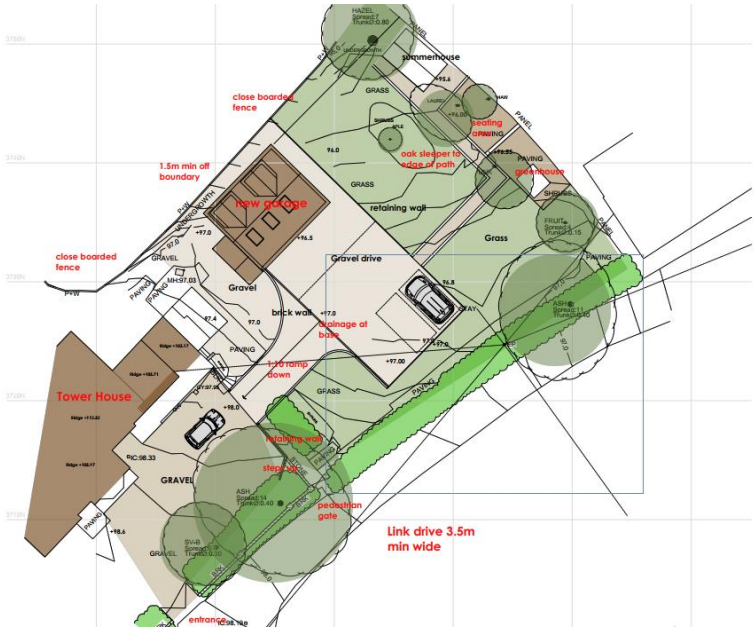
Principle of Development

The site is situated within a settlement boundary as defined by WCS policies CP1, CP2 and CP23. The proposed detached garage lies within the existing residential curtilage and would serve as ancillary to an existing dwelling. There is therefore no objection to the principle of development subject to consideration of all material planning issues and site-specific constraints.

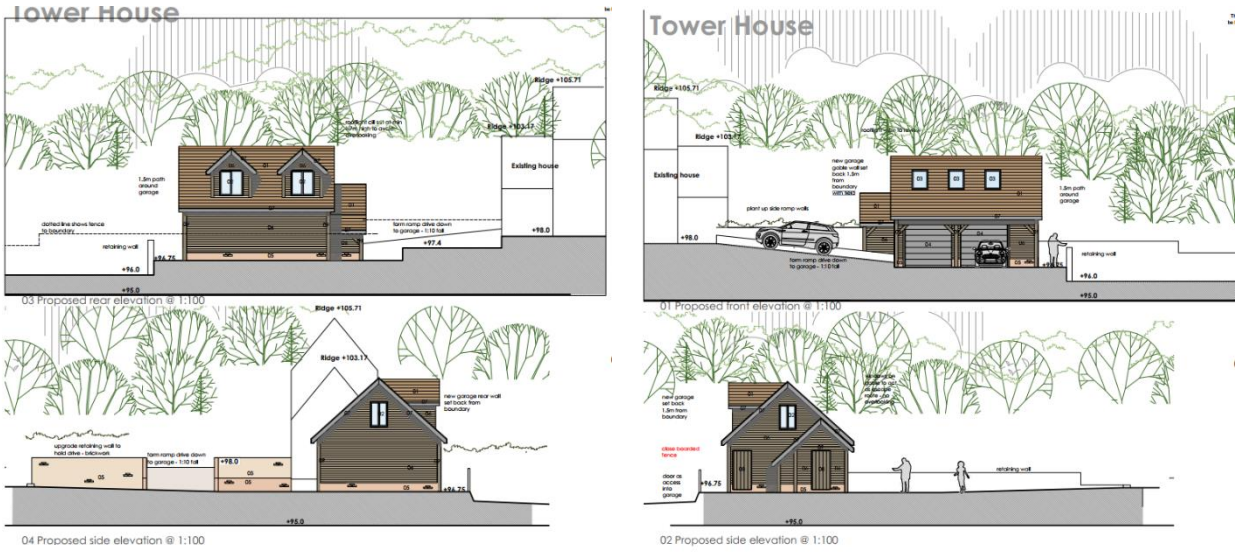
Design and Scale

The application proposes a new double detached garage with a home office on the first floor located at the side garden, on the east side of the property. This lies within the existing residential curtilage of the site. The existing rear garden amenity for the dwelling house is retained and not affected by the proposed works, there are also no proposed works to the main dwelling.

The level of the site slopes down from west to east with the proposal on the lower level of the site. The proposed works also include extending the existing gravel drive from the front of the property to the east side and in front of the proposed garage. From the existing gravel drive at the front of the property, a proposed ramp leading to the new proposed gravel drive is bordered by a proposed brick wall, with steps leading to a paved area on the left, and a retained lawn area on the right. In front of the garage is space for two cars, with a 1.5 metre gravel area around the garage and bordered by a brick retaining wall.



The detached garage is situated 1.5 metres off the boundary of the application site. The design of the garage is characterised by a brick plinth with timber clad walls above the brick base, a traditional oak frame, two aluminium garage doors, two dormers on the rear elevation, and clay roof tiles. The log store and the garage are accessed off the west side elevation, with a timber door to the garage and a separate entrance door to the log store. The materials used are deemed suitable for the proposal and is complementary to the main dwellinghouse.



The main mass of the garage is a single storey pitched roof, pitching north to south, with a room in the roof. On the west side of the proposal is a small single storey log store with a catslide roof. The garage sits approximately 1.25 metres below the ground level of the main dwelling and the ridge of the proposed garage is lower than the ridge height of the existing single storey garage on the western most side of the existing main dwelling. This allows for the proposal to be subservient in scale and ancillary to the existing main dwelling.

Impact on the amenity of neighbouring properties

The proposed works are located on the east side of the application site with the closest neighbouring property being The Red House on the east side. The north side (rear) of the application site is fields and the countryside, with no neighbouring properties on the rear affected by the proposal. The proposed garage is located approximately 15 metres from the east boundary of the site and is subsequently 15 metres from The Red House. The garage is aligned with the southern wall of the main dwelling and is set back from the highway. The existing boundary treatment along the highway is characterized by high hedging allowing the proposal to be screened from the public view thus reducing the impact of the proposal on the wider area.





CONCLUSION

The neighbour impacts, alongside the comments received during consultation have been assessed and it can be concluded that the proposed works are subservient in scale, utilise suitable materials, has been designed to complement the existing main dwelling, and would not be of harm to the visual amenity of the streetscape. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: APPROVE with conditions

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:

Existing Site and Location Plans ref: 451-02-001 Received: 12/12/23
Existing Topographical Plan ref: 451-02-002 Received: 12/12/23
Proposed Site Plan ref: 451-02-003 Received: 12/12/23

Proposed Topographical Plan ref: 451-02-003 Received: 12/12/2
Proposed Plans ref: 451-02-005 Received: 12/12/23
Proposed Front and Side Elevations ref: 451-02-006 Received: 12/12/23
Proposed Rear and Side Elevations ref: 451-02-007 Received: 12/12/23
Design and Access Statement Received: 12/12/23

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The proposed detached garage hereby approved shall only be used for purposes ancillary to the residential use of the dwelling known as Tower House and shall not at any time be occupied as an independent residential unit.

REASON: The detached garage is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.