DELEGATED REPORT

Application Reference:	PL/2024/00212
Application Type:	Full Planning Permission
Site Address:	32 THE STREET, CHERHILL, CALNE, SN11 8XR
Proposal:	Erection of a replacement footbridge across the stream in the rear garden adjacent to the existing rotten and unsafe bridge and the subsequent removal of the existing bridge.
Recommendation:	Planning Permission be GRANTED

PROPOSAL AND SITE DESCRIPTION

The application seeks planning permission a replacement footbridge across a stream that crosses the rear garden of an existing dwellinghouse.

The bridge is to be constructed of Oak, with a width of 1500mm, height of 1380mm and length of approximately 8m. A number of neighbouring properties have bridges of a similar form.

The site incorporates a detached property and is outside of the Cherhill Conservation Area. The site is wholly covered by the North Wessex Downs National Landscape (AONB).

Part of the site (the area either side of the stream) is located in Flood Zone 3.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 67: Flood Risk

MAIN ISSUES

- Principle of Development
- Landscape
- Scale and Design
- Amenity
- Flooding

CONSULTATION

Cherhill Parish Council: No objection

REPRESENTATIONS

No representations received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is established as acceptable. However, the detail of the proposals must also be considered against other policies within the development plan.

Landscape

The proposal is wholly contained within the North Wessex Downs National Landscape (previously the AONB) and as required by CP51 of the WCS consideration has been given to the potential impact the proposal will have upon the character of AONB.

The proposal will be viewed in the context of the built-up area of the village and as such the proposal will not result in a detrimental impact upon the character of the AONB and as such is deemed to be acceptable.

Scale and Design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed bridge is comparable in form and scale to the bridge which it is to replace. The proportions (height, width and length) while noticeable are contextualised within the wider large rear garden. In terms of scale the footbridge does not suggest that the wider plot is being overdeveloped.

The design, materials and resulting appearance of the replacement bridge is comparable to the existing bridge (to be removed) and sympathetic to the wider area. Furthermore, its sympathetic form does not detract from the aesthetic value of the wider plot. In terms of design the proposed development is considered to comply with the requirements of CP57 of the WCS.

Impact upon Amenity

Due to the location of the proposal and relative distance from immediate neighbours it is not considered that the proposed extension would have a detrimental effect upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light.

The proposal has on balance complied with the requirements of CP57 of the WCS in terms of amenity and is acceptable.

Flooding

The proposed development is within Flood Zone 3 (as a result of spanning the stream). The replacement bridge in this instance is not vulnerable development and would not require a FRA. It not considered possible to identify a sequentially preferable site, given the nature aof the development being proposed. There is not considered to any increase in displacement of water or flood risk as a result of the development taking place. The proposal is considered to comply with policy CP67 to the Wiltshire Core Strategy.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale, and design. The development is not considered to impact unacceptably upon the character of the area, wider landscape and is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers and cause no impact on flood risk. The proposal is therefore in accordance with Core Policies 51, 57 and 67 to the Wiltshire Core Strategy and relevant sections of the National Planning Policy Framework (2023).

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice