CASE OFFICER'S REPORT

Application Reference:	PL/2024/00354
Site Address:	1 Overway, Overway Lane, Donhead St Andrew, Shaftesbury, SP7 9LH
Consultation Expiry:	11/04/24

POLICIES

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 27 Tisbury Community Area
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 61 Transport and New Development
Core Policy 67 Flood Risk

RELEVANT PLANNING HISTORY

PL/2023/00329 – Construction of a new dwelling with detached garage/office WTD on officer advice 02.03.24

ISSUES

- Principle of development including design and scale;
- Impact to the amenity of the area and AONB;
- Parking/Highway safety;
- Drainage

Saved Salisbury District Local Plan
H31 Extensions to dwellinghouses in the countryside

Supplementary Planning Documents:
Wiltshire Local Transport Plan 2015-2026: Car Parking Strategy and Cycling Strategy

AONB Management Plan

Emerging Local Plan

REPRESENTATIONS

Donhead St Andrew Parish Council – No objection

WC Highways – No objection with comments received stating:

The application form states that the site benefits from 4 off street parking spaces, however, as I explained in a previous application for a new dwelling on the site, the vehicle access is

described as an existing vehicle access and there is no record that a vehicle access has been applied for and no permission has been given to access the site from the public highway in this location. The vehicle access in this location would have virtually no visibility to the right (East) when exiting the site and manoeuvres to the right is likely to involve manoeuvring within the highway which is not acceptable. The proposed access would exit the site over the off street parking bay to the front of the existing dwelling. This parking bay is not public highway and therefore access to the highway cannot be ensured. A vehicle could park in the parking bay and prevent vehicles entering the site for parking, or exiting. Whilst I objected to a separate dwelling on the site, I consider an extension to the existing dwelling to be acceptable, however, to prevent a highway objection to the proposal, all reference to off street parking within the site must be removed from the application. Therefore please can the reference to 4 off street parking spaces be removed from the submission.

WC Archaeology – No objection with comments received stating:

Wiltshire's Historic Environment Record (HER) shows several monuments and finds spots in the wider landscape around Overway Lane. However, the HER shows no known heritage assets close to No. 1 Overway Lane. In addition, an archaeological watching brief on adjoining land in 2020 during the construction of a temporary compound did not reveal any buried remains, although the topsoil strip may have been too shallow to reach the depth at which archaeological deposits may have been observed. This application proposes a modest development of extensions to the existing dwelling. On this basis, I consider that it would not be proportionate to recommend an archaeological response to this application. No further action is therefore required as regards the buried archaeological heritage in relation to this planning application.

WC Drainage – No objection subject to conditions around a drainage strategy

UPDATE

No objection to the proposal subject to an informative regarding surface water drainage

Third Party Representations – None received

Site Description

The application site is a residential dwellinghouse within a triangular plot of land that forms a row of terraced properties within the village of Donhead St Andrew. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The site is within Flood Zone 1 and in an area of low groundwater flooding.

Proposal

Planning permission is sought the erection of a two storey side extension and a single storey rear extension.

ASSESSMENT

Principle of development including design and scale

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires there to be 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.

The design of the proposal would see the removal of the existing flat roof store and shed on the side elevation of the property and the erection of a two storey side extension. This two storey side extension would be sited on the footprint of the existing store and shed. Other works include the erection of a single storey extension over a proportion of the rear façade of the existing dwellinghouse. The proposed extensions would increase the overall footprint of the dwelling utilising the triangular plot/space within the curtilage of the existing dwelling. Materials to be used would include reconstituted stone to match that of the existing property and concrete tiles.

In planning terms, the proposed changes whilst increasing the overall bulk of the property are acceptable in massing and scale with the roof height of the two storey side extension proposed not exceeding the ridge height of the existing dwellinghouse. As such, the proposed changes as outlined are not considered to be contrary to Core Policy CP57 of the WCS.

Impact to the amenity of the area and AONB

Core Policy 51 of the WCS states: Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 135f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

This dwellinghouse is an end of terrace property and is sited within a triangular plot in a predominantly rural location. The proposed two storey side extension given its siting and relationship to that of the neighbouring properties, 2, 3 and 4 Overway would in the opinion of the case officer, not have any detrimental impact in respect of overshadowing. Whilst oblique views would be available from the first floor windows of the two storey extension onto the neighbouring garden (2 Overway), these would be no different to that of the views experienced from the existing first floor windows of the dwellinghouse.

Other works include the erection of a single storey mono-pitched roof extension along the rear façade of the existing dwellinghouse. Given the scale and massing of this extension, officers consider there would not be any adverse impact to the amenity of the neighbouring property, 2 Overway in respect of overshadowing or overlooking that would justify the refusal of planning permission.

Furthermore, by way of the proposal using materials to match that of the existing property, it is considered that the extensions to the dwellinghouse are unlikely to have any adverse impact to the wider AONB and thus accords with the requirements of Core Policy CP51 of the WCS.

Officers note the comments of the Council's Archaeology Team on this proposal that confirm that it is unlikely there would be any impact to buried remains that may exist within the vicinity of the area given the scale of the works proposed by this scheme.

For the reasons as outlined, officers consider the proposal accords with the requirements of Core Policies CP51 and CP57 of the WCS.

Highway safety/Parking

The application form accompanying this application states that the site benefits from off-site parking (4 spaces) and these would be retained as part of this proposal for the extensions. An existing access/egress leads out onto a parking bay that runs along the entirety of the site frontage of these dwellinghouses which are used by occupiers/visitors to these properties.

Officers note the comments of the Highways Officer received that raised concerns on the withdrawn application PL/2023/00329 regarding the existing access/egress in terms of highway safety. The access/egress does not appear to benefit from planning permission but appears to have been in situ since at least 2009. This is confirmed via the image below obtained from Google Maps that is dated January 2009. In order to address this, the applicant may wish to submit a certificate of lawful existing use for the creation of this access/egress.

Notwithstanding, on the basis of this application being extensions to the dwellinghouse and not the creation of a new dwellinghouse (as per the withdrawn application PL/2023/00329), no objection is raised to this scheme by the Highways Officer.



On the basis of the comments received, noting that the scheme does not strictly adhere with the Council's adopted parking strategy and on the basis of the existing access/egress that has been in situ for a significant length of time, officers consider that this scheme will not have any significant detrimental impact to highway safety or highway users that would justify the refusal of planning permission.

Drainage

The site is located within Flood Zone 1 and within an area of low groundwater flooding. The Council's Drainage Team have assessed this scheme and whilst supporting this, have

requested a condition is imposed to any consent regarding the provision of a drainage strategy to demonstrate that there is no increase in runoff from the proposed site and how runoff and associated water quality will be appropriately managed. The strategy should also include a drainage plan showing overland flood exceedance routes.

Officers have queried this suggested condition with the Council's Drainage Team and as a result, an informative can be imposed onto any consent stipulating that the design of the soakaways need to comply with the requirements of Building Regulations Part H and Wiltshire Council's Soakaway Guidance opposed to requiring this information via a planning condition.

Subject to the imposing of the suggested informative, any drainage issue arising from the development proposal would be suitably addressed.

CONCLUSION

For the reasons outlined within the report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies 51 and 57 of the Wiltshire Core Strategy, saved policy H31 of the Salisbury District Local Plan and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

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:

DWG No: 2401-03 Site Location Plan and Proposed Block Plan Date Received 15.01.24
DWG No: 2401-02 Rev B Proposed Elevations and Floor Plans Date Received 15.01.24

Materials to be used in the construction of the development hereby permitted shall be as stated and shown on the approved drawings and application form.

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

3 Before the development hereby permitted is first brought into use the first floor window as shown in approved drawing DWG No: 2401-02 Rev B Proposed Elevations and Floor Plan (serving the WC/bathroom) shall be glazed with obscure glass only (to level 5 obscurity) and shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE(S) TO APPLICANT

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

2. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

3. The applicant is advised the design of soakaways associated with this proposal must comply with the requirements of Building Regulations Part H and Wiltshire's Soakaway Guidance Developers-guidance-note-surface-water-soakaways-2.pdf (wiltshire.gov.uk).