CASE OFFICER'S REPORT

Application Reference:	PL/2023/06695
Application Type:	Full planning permission
Site Inspection:	05 January 2024
Consultation ends:	08 January 2024
Case officer:	Helena Carney

Site Address:	33 South Street, Aldbourne, Marlborough, SN8 2DW
Proposal:	Construction of new vehicular access.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 61: Transport and new development
Core Policy 64: Demand Management

Aldbourne Neighbourhood Development Plan 2020 – 2036, Made March 2023

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon the character of the area
- Impact upon neighbour amenity
- Highway safety
- Impact upon the North Wessex Downs National Landscape

RELEVANT PLANNING HISTORY

None

REPRESENTATIONS

Aldbourne Parish Council: No objection, subject to WC highways approval.

Wiltshire Council Arboricultural Officer: no comment

Wiltshire Council Highways Officer: no objection subject to condition (final comment)

Third party representations: none received at time of writing.

ASSESSMENT

The application site relates to No.33 South Street, which is a two-storey detached property located on the south-eastern side of Aldbourne. The property is set back from the highway by at least 22m and benefits from a generously sized front garden and driveway. The front boundary treatment comprises hedgerows and post and rail fencing.

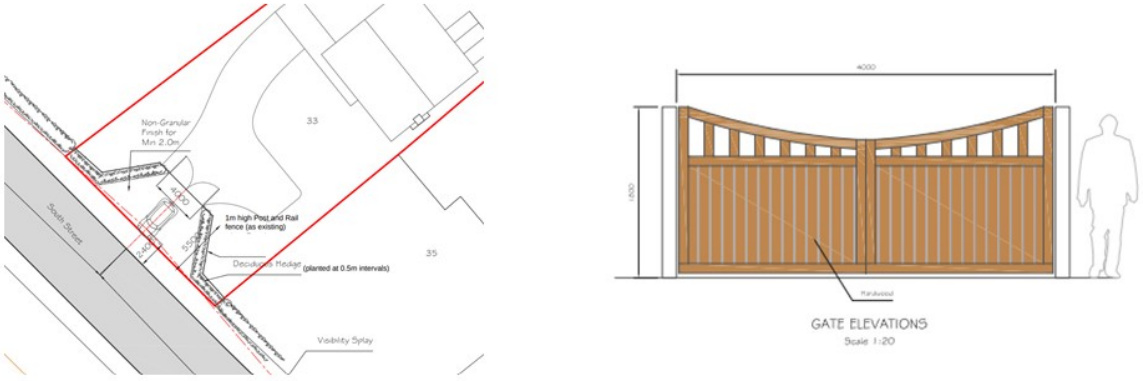
The application site is located within the North Wessex Downs National Landscape.

The proposals:
This application is seeking planning permission for the construction of a new vehicular access.

The proposals have been amended during the application process as requested by the council's Highways Officer, to address concerns raised regarding visibility splays.

Impact upon the character of the area:
Core Policy 57 of the Wiltshire Core Strategy (2015) seeks to ensure that proposals are of a high quality design. The policy outlines that applications for new development should "respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

The proposals involve the construction of a new vehicular access, which will also include the installation of a vehicular gate, 1m high post and rail fence and new hedge planting as shown in the image below:



Proposed layout and gates (Drawing No: 1368-03 Revision B)

The existing access is shared with the neighbouring property on the right-hand side of the application site as shown in the image below:



Planning Officer's site visit photo of existing shared access

It is noted that several of the properties along this part of the village are accessed directly from the highway (B4192), some of which also have vehicular gates at the entrance as can be seen in the images below:





Planning Officer's site visit photo of neighbouring accesses

Therefore, the proposed new access and gates would not be an unusual feature in this part of the village.

Notwithstanding the submitted plan showing the planting of a deciduous hedge, it is considered necessary to impose a soft landscaping condition on the approval, requiring details of the specifies of plants, number of plants to be planted, height at planting and density of planting, in the interests of visual amenity.

Therefore, subject to the aforementioned condition, the proposed development does not give rise to any concerns from a visual amenity perspective.

Impact upon neighbour amenity:

The proposed development comprises the creation of a new access, installation of a 1.8m high gate and 1m post and rail fence. The proposed development will be constructed at least 16m from the neighbouring properties located to either side.

The proposed development will not adversely impact upon the occupiers of neighbouring properties as a consequence of overbearing impact or overshadowing given the modest nature of the proposals and the separation distance that exists between them.

Highway safety:
In consideration of the proposals, the council's Highways Officer commented:

"*I note that the applicant has already created a gap in the hedgerow, and I am assuming without a Vehicle Crossover permission.*

To be acceptable from a highway perspective the access must have the correct visibility splay and correct surfacing.

The plans provided which have the splay included are drafted differently, with one showing the 43m as viable and the other not. As the location is close to the change of speed limit the 43m to the nearside carriageway edge must be achieved successfully.

As it is drafted there is a section of the splay which falls over neighbouring 3rd party land not within the control of the applicant.

I advise the applicant to re-submit a drawing showing the following:

A visibility splay of 2.4m (not 2.5m) to a point 43m to the east and west at the nearside carriageway edge (not into the carriageway as currently shown) over land which is only adopted highway or within the ownership of the applicant.

I believe that this is possible to achieve if the proposed access is moved towards the east of its current location.

I also advise that this is a good opportunity to provide the adjacent property with a well-designed access and in this case both accesses could utilise the same splay/s and frontage to achieve the splays.

The new access will need to be surfaced in a consolidated material for at least the first 2 metres but to the gate location makes more sense. The gates must be hung to open away from the highway.

Therefore, I invite the applicant to provide a set of revised drawings addressing the above."

The above concerns were brought to the attention of the applicant and amended plans were submitted to address the concerns raised with regard to visibility.

In consideration of the amended plans, the council's Highways Officer commented:

"*I have seen a revised drawing showing the access and the visibility splay, I am happy that the changes are achievable, and I would be happy for it to be conditioned.*"

Subject to condition, the proposed development does not give rise to any highway safety and is therefore considered acceptable.

Impact upon the North Wessex Downs National Landscape:
The proposed development will replace an existing gateway 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:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (4)

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
Drawing No: 1368-03 Revision B, Elevations and Plans received 13/05/2024

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

3 Prior to the installation of the gates hereby approved, a scheme of soft landscaping must be submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

• a detailed planting specification showing plant species, number of plants to be planted, height of plants at planting and planting densities;

REASON: In the interests of visual amenity.

4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously

damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.