

PLANNING GROUP B Recommendations – January 2023**Planning Application PL/2022/09465 – Riffs Bar****Background**

Retrospective application for change of use from a public house to a private dwelling. Riffs Bar closed as a public house in 2017 and has been used as a private dwelling since then.

Recommendation

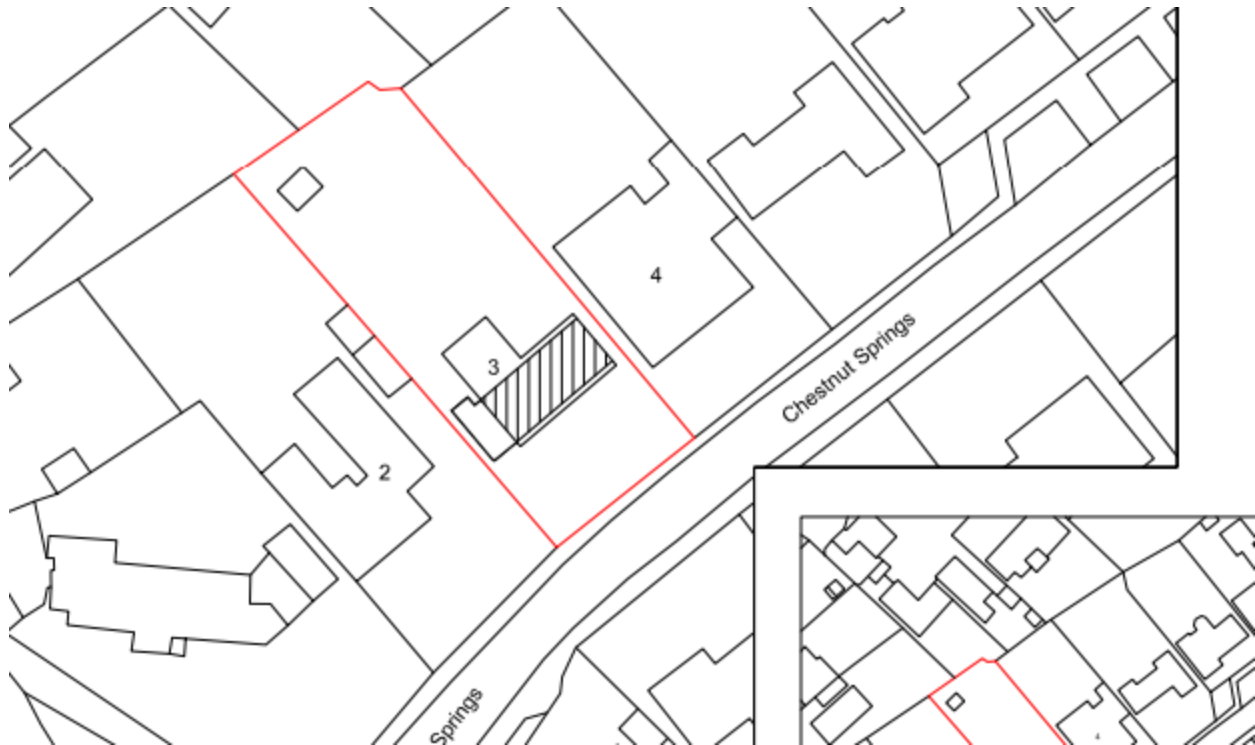
It is sad to see the loss of another public house, particularly one such as Riffs Bar which was great for live music, however the planning committee understands the difficulties that many such public houses are going through and therefore has no objection to the proposal.

Planning Application PL/2022/09409 – 3 Chestnut Springs Loft Conversion**Background**

Application to convert the loft including dormer windows and roof windows. There is also a separate application for a small extension for the same property.

3 Chestnut Springs is a detached bungalow on a relatively large plot. The dormer will be added at the rear of the property, with a flat roof, three windows on the front of the dormer and six roof windows on the front of the property (note the plans show 3 roof windows on the front of the property and 4 windows on the dormer). The dormer is relatively large (c 40 m²), and will accommodate 2 double bedrooms, a shower room and a gallery. Access to the dormer will be via a new staircase installed in one of the existing ground floor bedrooms, changing the property from a 3 bedroomed property to a 4/5 bedroomed property.

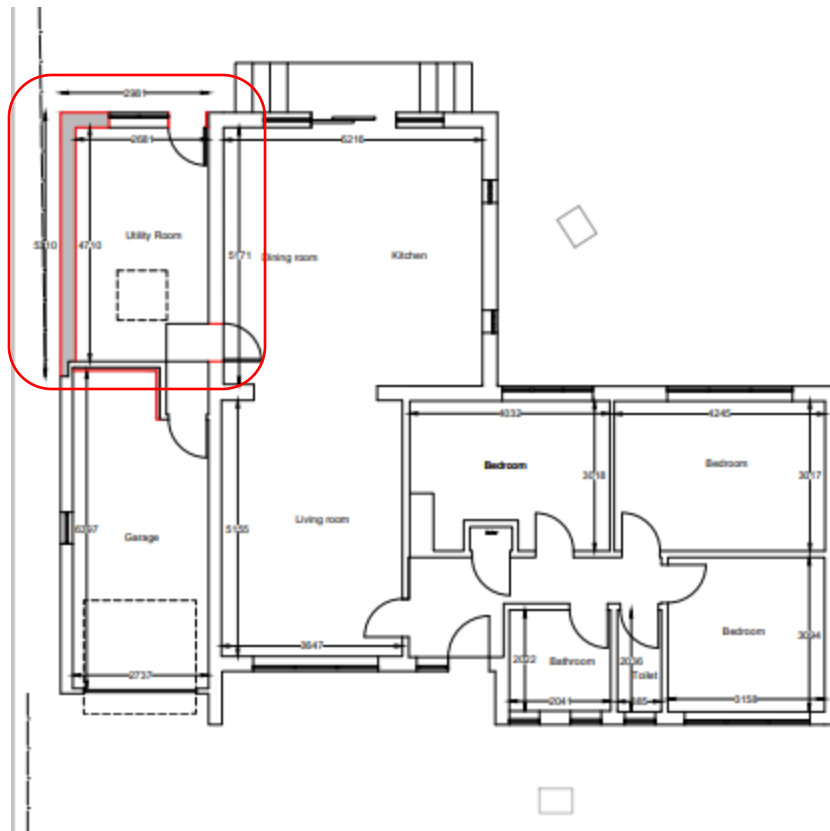
As the proposed installation is at the rear of the property it is not possible to see exactly what the impact will be. The location plan indicates that the installation of the dormer is unlikely to have a significant impact on neighbours' privacy as both neighbouring properties extend beyond the roofline of the rear of number 3 Chestnut Springs.

**Recommendation**

No objection, although we may wish to seek clarification regarding the number of windows being installed.

Planning Application PL/2022/09390 – 3 Chestnut Springs Rear Extension**Background**

Application for a small rear extension in addition to the dormer conversion in application PL/2022/09409. The extension is at the rear of the garage to add a utility room. There are no windows in the side wall, with one window at the rear and a roof window to give light.



As can be seen from the site layout plan in the previous application, this effectively fills a gap between the rear extension and the side boundary and could potentially overlook 2 Chestnut Springs, however as there are no windows in the side wall this will not be an issue.

Recommendation

No objection.

Planning Application PL/2022/08676 - 8a Greenhill

Background

Retrospective application for conversion of part of a field to hard standing for parking. This replaces a previous application for a forge after opposition from local residents. The hardstanding is stated to be 493 square meters, and the application states that this will give 2 new parking spaces, in addition to the 3 spaces in front of the house. The applicant is a mobile blacksmith, so the need for parking for items such as a horse box and van is very reasonable however the hardstanding is considerably larger than required for 2 new parking spaces. During a site visit it was noted that the hardstanding had 5 vehicles, 2 horse boxes, a trailer, a pony trap and a mini digger on it.

Before the hardstanding was installed the field was used as grazing for donkeys and horses.



The site plan above shows that these properties all border onto open fields and woodland. What may not be clear from the plan is that the entrance to the hardstanding area is not attached to 8a, but is between 7 Greenhill and Cotswold Heights. The hardstanding extends across 7 and 8 Greenhill and is overlooked by Cotswold Heights, 8a and the Idyll (next to 8a).

The site plan shows the hardstanding finishing before the road, but it does extend to the road, presumably across the land at number 7.

The application states that the site is not visible from the road, however the access track and part of the site is clearly visible from the road, as can be seen from the pictures provided as part of the application, and shown below



Wiltshire Core Strategy

A recent application to enclose part of a field into a garden at Stone Lane (ref PL/2021/04439) was rejected because of conflicts with core policies 51 and 57 of the Wiltshire Core Strategy, and this has some relevance here.

Core Policy 51 states that

“Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.”

The policy goes on to state that any development should protect or enhance a number of features including:

- The transition between manmade and natural landscapes
- Tranquility and the need to protect against intrusion from light pollution, noise, and motion

The development as it stands does not meet these requirements. It has replaced an open field and post and rail fencing with hardcore and closed fencing, giving the area an industrial look, and access to the area is between two neighbouring properties (Cotswold Heights, and 7 Greenhill). Even if the area is

used purely for private parking for the applicant, the expectation is that there would still be some noise and light pollution early and late in the day.

Core Policy 57 states that

“Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.”

The policy goes on to state that any development application should demonstrate that it is:

- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The development is not sympathetic to the area, and will have a negative impact on neighbouring properties.

Proposed recommendation

Planning Group B was split regarding this application, however the majority of the group believes that we should object to the development as it stands and suggest that the parking area needs to be reduced in size and made more visually appealing. We would also request that a limitation is implemented to ensure that the parking area is purely for private use.

Whilst we are sympathetic to the needs of the applicant, and understand the requirement for space to park and store vehicles and equipment related to the applicants' profession, the hardstanding is considerably larger than required for his stated needs and has not been implemented in a way that complements the local environment.