

Pirton NP:

PNP1: Within Development Boundary; less than 30 houses; regard to elderly and downsizing; self- build; remodelled 11 ROL retains a modest 3-bedroom family home.

PNP2: 2.1 recognising and respecting distinct location. There is a mix of dates and styles of properties in ROL which is a key feature of this part of Pirton and this will add to it. Innovation in design. Outside of conservation area, although opposite it.; no adverse impact from the new build as it is not seen from the street. Impact on neighbouring listed buildings is likely to be slight, given that the front building remains (albeit altered) and the new build is deliberately designed for minimal impact; responds positively to existing height scale and character.

PNP4 and PNP 5: Retaining existing Yew Hedge, pond with frogs and newts etc. Plans for a “living Wall”.

PNP 8: Has done some pre-app archaeology. The report expects there to be a condition in compliance with PNP8. No/limited impact on nearby Heritage Assets (listed buildings).

PNP11: Access, highly unlikely to be adverse to safety. Also, access from/to footpath along to Cromwell Road and in to High Street, provides safe pedestrian access. There appears to be sufficient space for vehicles to turn on plot so as to exit in forward motion.

PNP12: New build retains link to footpath at the rear.

PNP13: Parking arrangements meet PNP13

Pirton Village Character Assessment: Although the new build does not meet all of the detailed design features within the CA, this is an innovative design/concept unlike anything in Pirton and as such should be encouraged. It is also and environmentally sound in design.

Local Plan:

Meets 7, 14, 16 28 and NHDC Parking standards

Emerging Local Plan

Under SP8 Housing, the NHDC confirms its commitment to support schemes designed by individuals for their own use. “Small windfall schemes where they are compatible with the policy framework of this plan.”

SP9 emphasises good design and refers to the Design SPD and Government technical standards for size of new homes, water efficiency etc.

SP12 Green infrastructure, landscape and biodiversity: and SP13 and HE policies, Historic Environment; These are compliant (as far as we can tell; in any event, the Pirton Neighbourhood Plan policies carry more weight, and these are met).

Sustainable Design: both new and modified build should meet this.

App4 Parking: meets this.

NPPF:

Attention is drawn particularly to paras122, 131, and 77