Your Design Bristol
Architecture - Design - Visualisation

Shades Barn
Ashton Road, Malmesbury.
SN16 9QP

Single Storey Extension

PLANNING DESIGN AND ACCESS STATEMENT

Prepared by Your Design Bristol | July 2023

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1. INTRODUCTION AND HISTORY

1.1 This statement has been prepared to support the application for a planning application to erect a single storey extension to the rear of an existing dwelling.

1.2 The addition will create an extension to the kitchen area providing an open plan space which can lead directly on to the garden

1.3 The proposal is a modest extension and evidence provided is a smaller replacement from a previous lean-to.

1.4 This statement explains and justifies how the proposed development is acceptable in terms of the land use, the client's requirements and council policy and the NPPF.

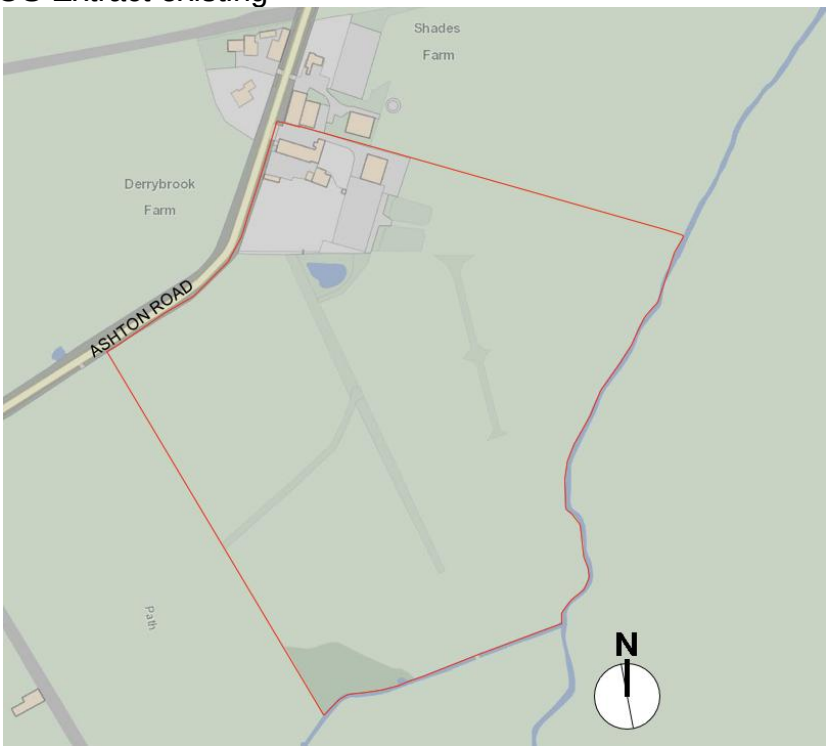
1.5 Previous planning that was granted has removed permitted development rights and a house holder application is being submitted to justify the extension.

1.6 The existing dwelling will be extended for a live in manager and famil to look after the livery yard on the site.

1.7 OS Extract proposed



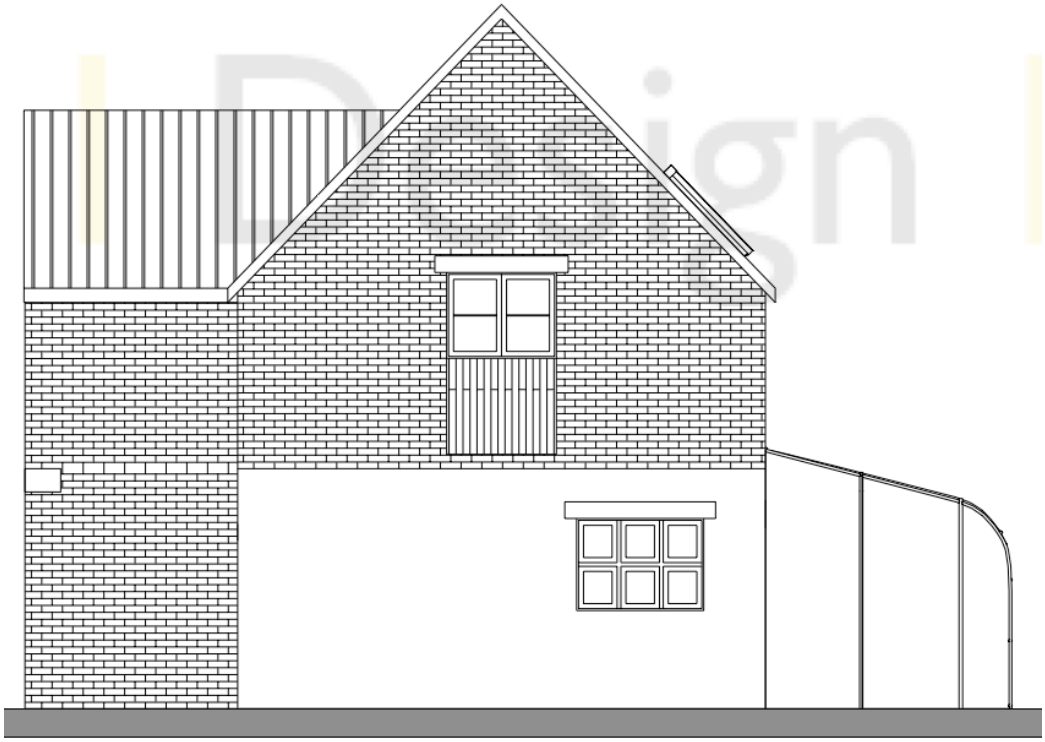
1.8 OS Extract existing



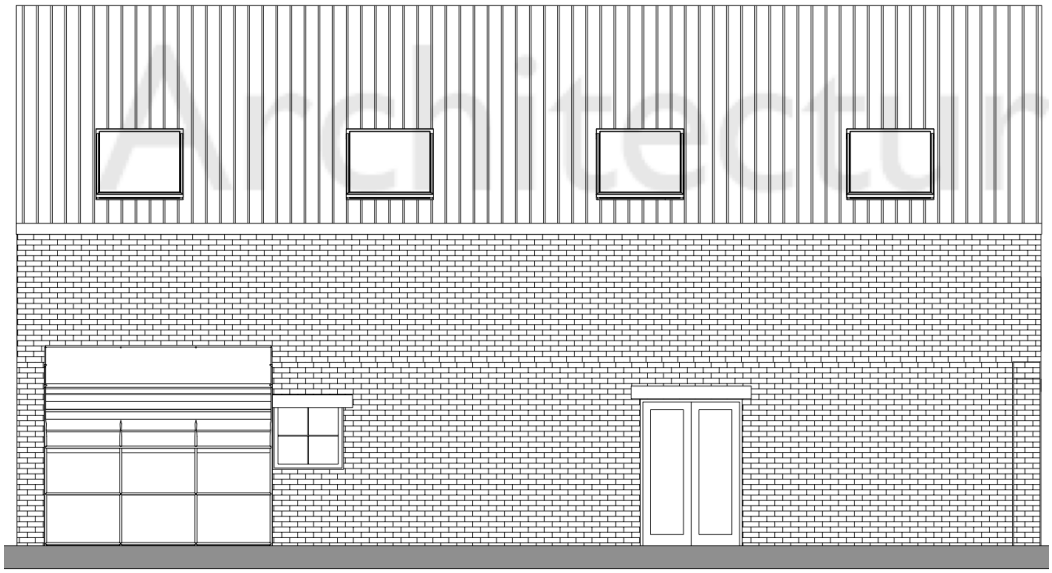
1.9 Existing West Elevation.



1.10 Existing South Elevation.



1.11 Existing East Elevation.



1.12 Existing North Elevation.

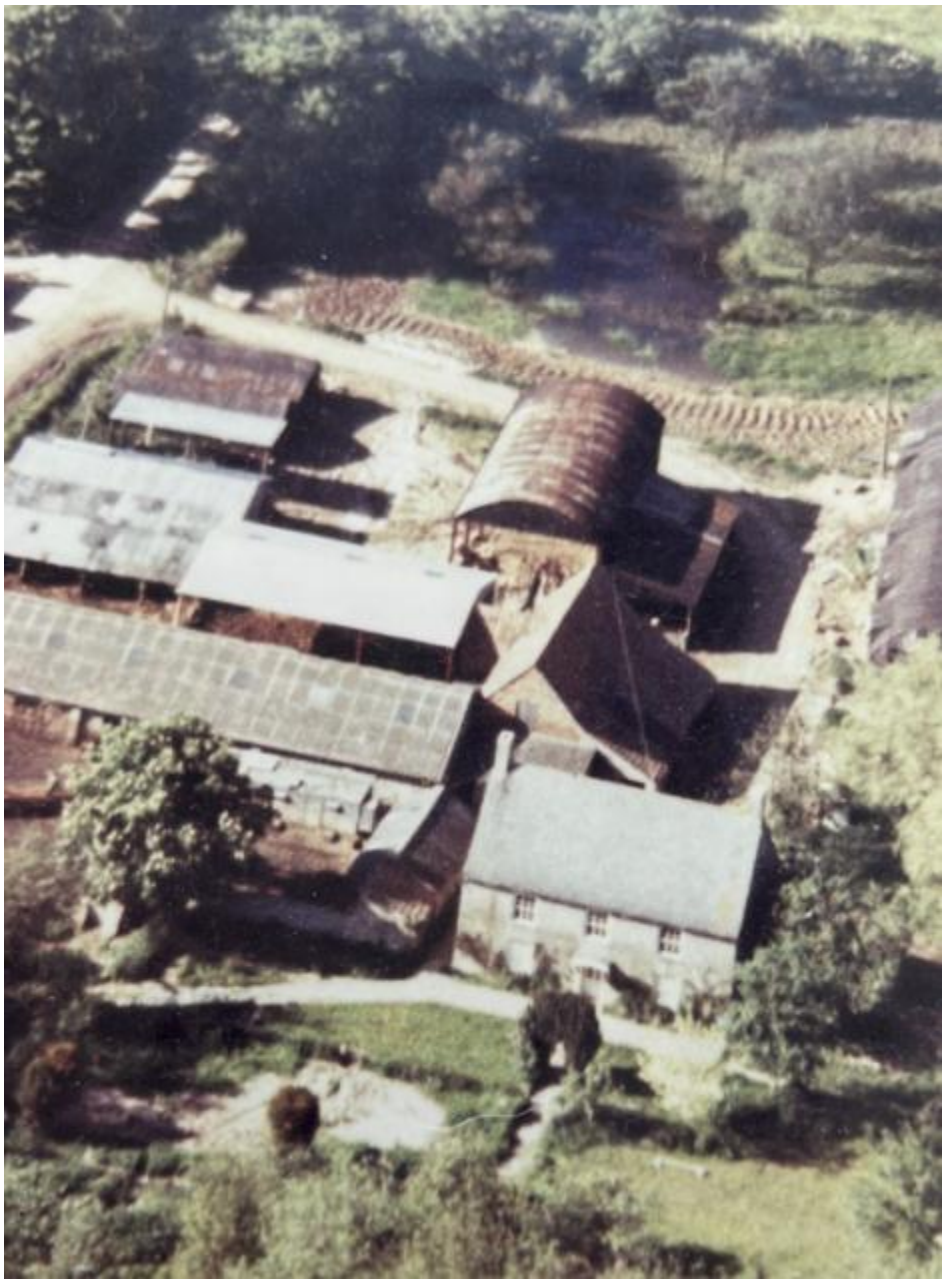


2. SITE DESCRIPTION AND CONTEXT

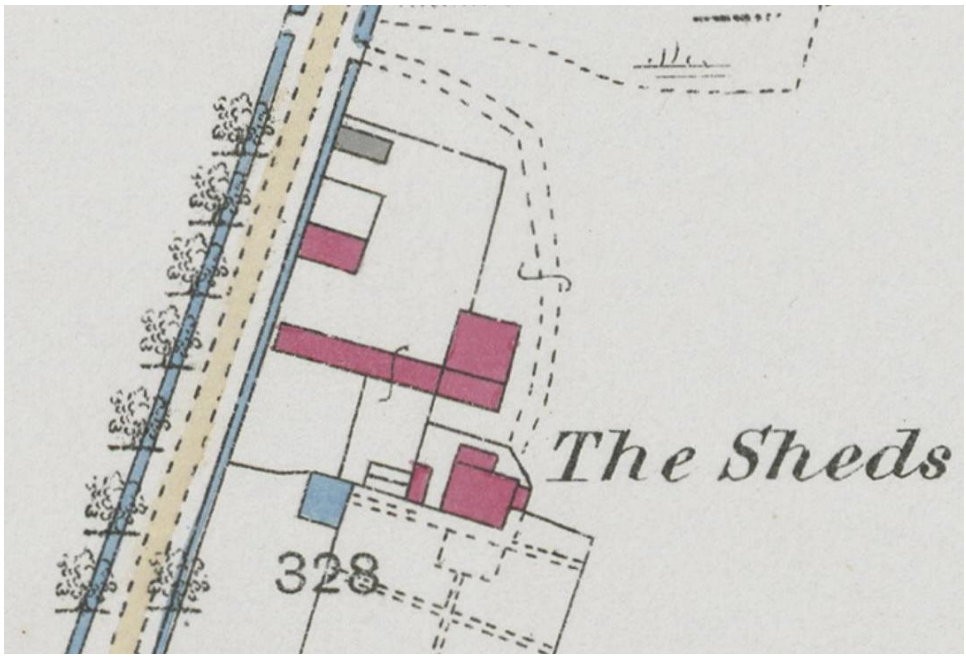
2.1 The property is a two storey dwelling with two generous bedrooms and a smaller bedroom, en-suite bathroom serves the master bedroom and a family bathroom is central to the first floor. The ground floor has a good living space with a kitchen and down stairs shower room, small windows on two elevations with larger windows on the two opposite elevations. A large green house has been added to the rear of the dwelling, access to the main garden and to the front of the dwelling through glass doors with parking to the front elevation.

2.2 The access lane used for the dwelling also serves the stables and the associated land and farm.

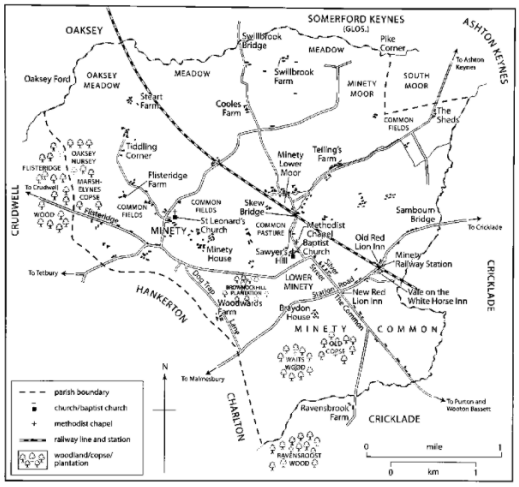
2.3 The historic photo shows the existing barn before it was converted to a dwelling and shows a lean-to cat slip roof on the rear of the property.



2.4 The historical map 1844 - 1888 showing evidence of the buildings on the farm and with the building being much larger in size than how it stands currently.

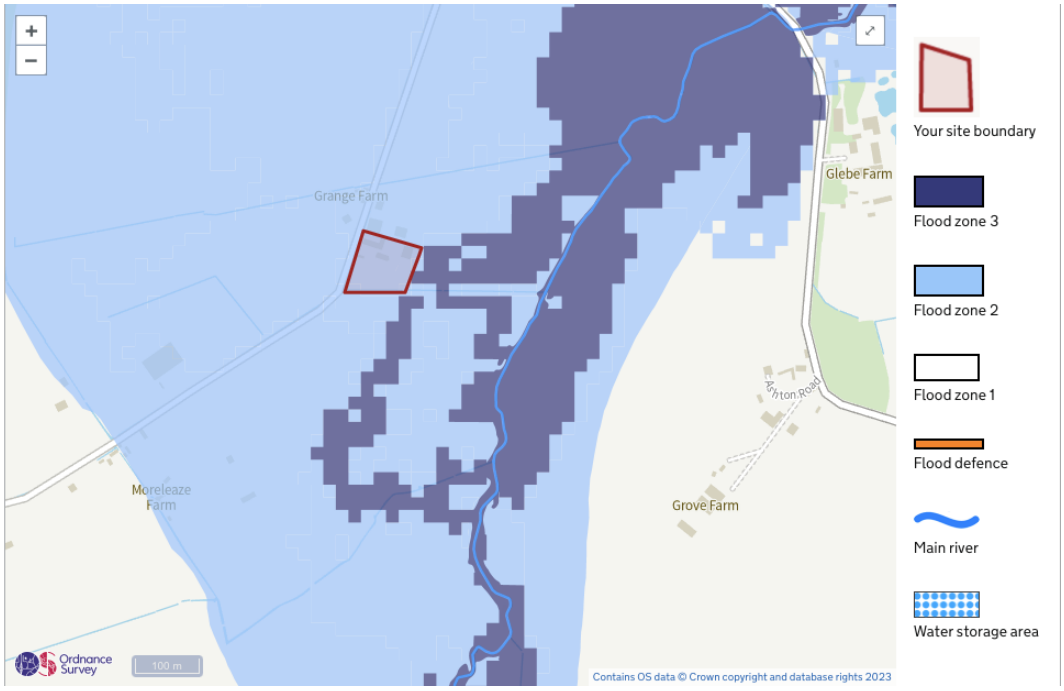


2.5 The property is in the parish of Mintey, John Aubrey's suggestion that the parish name derives from the abundance of wild mint (*Mentha aquatica*) which still grew there in the 17th century is probably correct, Minety therefore meaning 'mint island'



MAP 18. ***Minety Parish in 1875. Ancient settlement clustered around the church at Upper Minety; a new settlement grew around the railway station at Lower Minety. Until 1844, all but an island of land around the church was in Gloucestershire.***

It is our understanding that the site is in a designated Flood Zone 2. Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.



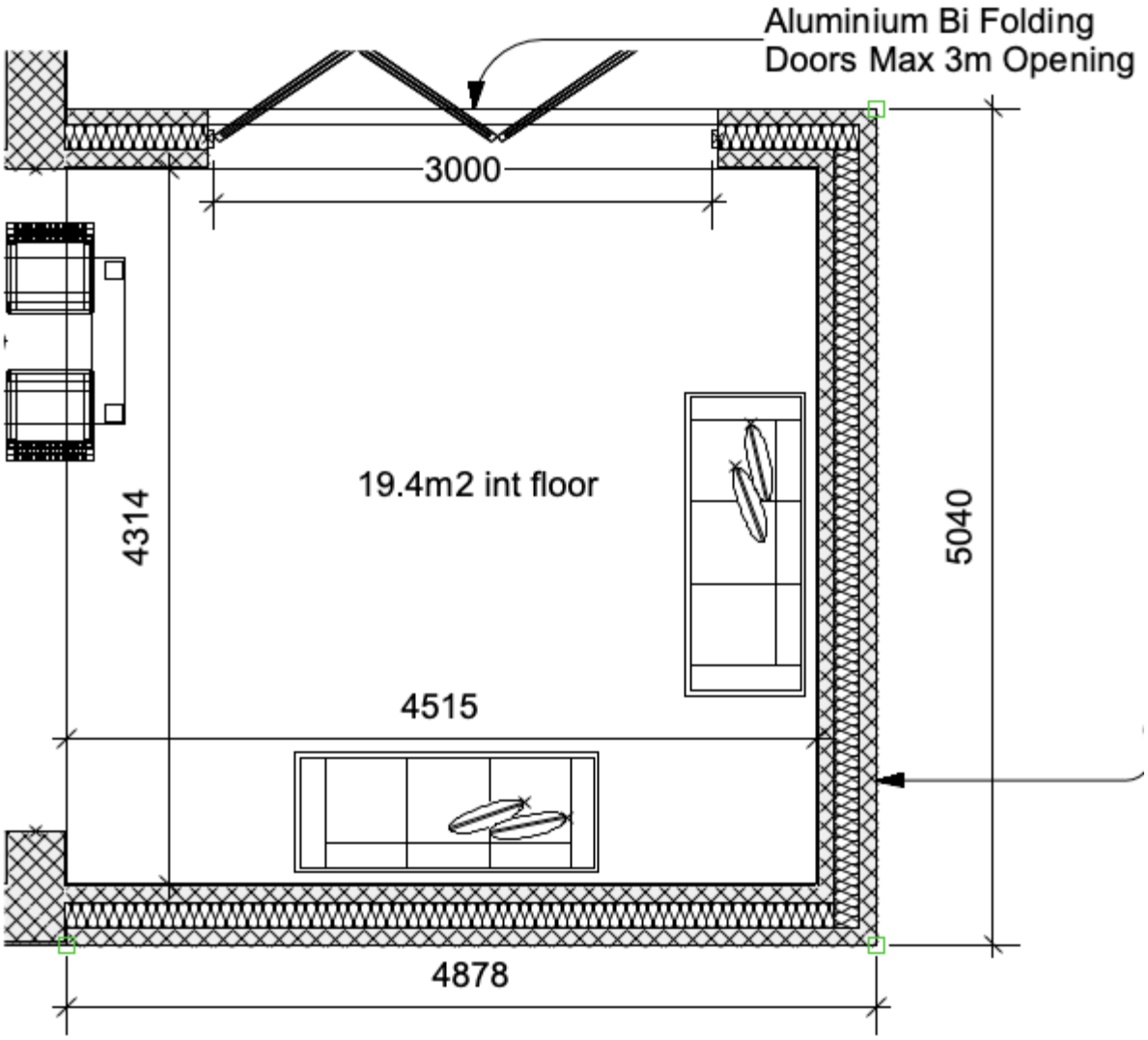
3. THE PROPOSAL

3.1 Erection of a single storey extension to allow additional space for a family to reside and manage a large Livery business with a potential of up to 14 horses.

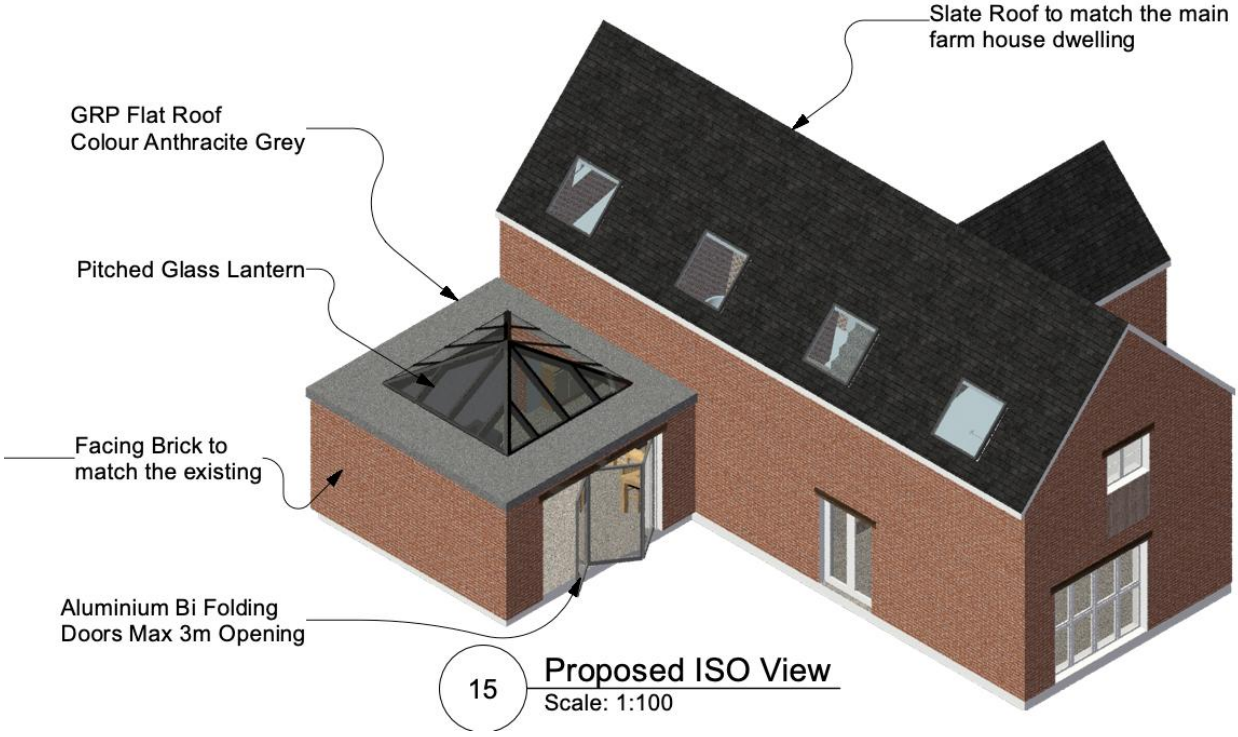
3.2 The proposed extension will reflect the original depth of the building to the rear and will only partially extend across the back of the building providing a private court yard style garden and good access from the kitchen living space.

3.3 In addition the roof which is currently double roman clay tiles will be replaced with slate to match the main Farm house. Its mentioned in the history of Minety, the majority of roofs were originally slate | *Buildings erected up to the 19th century, as elsewhere in north-west Wiltshire, were traditionally constructed of limestone rubble with thatched or stone slate roofs. By 1983 most roofs had been replaced with slates and only one thatched cottage remained at Emmett Hill,*

3.4 Proposed Plan



3.5 3D Proposed View



As stated in the NPPF Achieving sustainable development:
Paragraph 7
The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs[4]. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030.

3.6 The proposal respects the existing structures in the area and represents good design and as stated in the NPPF 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development'.

4. PLANNING HISTORY

4.1 Previous planning history at the site.

PL/2023/04814
The extension will be created to the rear of the dwelling to enlarge the kitchen space and create more privacy for both buildings, the extension projects from the rear elevation by 4878mm and has a total width of 5040mm and a height of 2700mm at the eves and 3400mm to the top of the glass roof. The extension matches the materials of the dwelling
SHADES BARN, ASHTON ROAD, MINETY, MALMESBURY, SN16 9QP
Karl Lubieniecki
Wiltshire Council received on 14th June 2023 details of a single storey rear extension proposed to be erected at the above address.
The Council hereby confirm that prior approval is **REFUSED** for the following reason:

The property was granted planning permission for use as a holiday let under reference N/00/00816/COU and permitted development rights have been removed for extensions and external alterations by condition number 4 attached to the original permission. Therefore the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) because permitted development rights for extensions and external alterations have been specifically removed by a condition attached to the original planning permission for the use of the building. Planning permission would therefore be required for the proposed development.

Planning Application Name
N/07/00072/FUL
Application Type
Full planning permission

Erection of a hay and implement store
Approved

Planning Application Name
N/00/01013/S106
Site Address
Derry Brook Farm (Formerly Shades Farm) , Ashton Road, Minety, Malmesbury, Wiltshire, SN16 9QP
Proposal
MODIFICATION OF PLANNING OBLIGATION TO PERMIT SALE OF PART OF FARMSTEAD SEPARATELY FROM AGRICULTURAL WORKERS DWELLING (PERMITTED UNDER REFERENCE N.94.0379.F) AND OTHER FARM BUILDINGS

5. PLANNING POLICY FRAMEWORK

5.1 The National Planning Policy Framework (NPPF) published by the Government in 2021 and replaces the suite of Planning Policy Guidance notes and Statements. It now forms the main National Planning Policy Framework against which planning policy and planning applications are considered. It therefore has significant weight in the determination of planning applications.

5.2 The key aim of the NPPF is to deliver sustainable development in the form of facilitating growth to meet the challenges and needs of society. A key theme of the NPPF is the presumption in favour of sustainable development and *"proposed developments that accord with an up-to-date Local Plan should be approved.... unless material considerations indicate otherwise."* (Paragraph 12)

5.3 The NPPF sets out twelve core planning principles, the relevant ones of which are summarised below:

- Proactively drive and support sustainable development to deliver homes that meet the country's needs;
- Secure high quality design and good amenity standards;
- Encourage the effective use of land and buildings;
- Actively manage patterns of growth to make the greatest possible use of public transport, and cycling.

PSP38

8.8 The National Planning Policy Framework states that planning policies and decisions should aim to ensure that new development functions well, adds to the overall quality of the area, responds to local character whilst not preventing or discouraging appropriate innovation and is visually attractive, as a result of good architecture and appropriate landscaping. Policy CS1 of the Core Strategy also promotes high quality design.

The Council has identified sustainable development as a core principle underpinning all the things we do, where sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

6. PLANNING JUSTIFICATION

6.1 This section sets out the main reasons behind our proposal in terms of its appropriateness for both the council policies and meeting the client's needs.

6.2 When considering the approach to design of the proposal, it was imperative the design would not create visual impact or out of character dwellings.

6.3 The proposal would not be inappropriate to the surroundings and the design of the build would supply the increase for need of suitable housing.

6.4 Planning should make effective use of land while safeguarding and improving the environment and ensuring safe and healthy living conditions, the land having been previously developed can only be further improved creating a better living space with improved light and openness to the exterior of the property.

7. ACCESS

MINETY parish lies *c*. 8.5 km. east-north-east of Malmesbury and *c*. 13 km. west-north-west of Swindon. In shape it is roughly circular with an irregular southward extension into the former Braydon forest. Within a poorly drained parish of scattered farmsteads, the two main foci, Upper and Lower Minety, lie nearly 2 km apart; Upper Minety, the older settlement, is centered on the parish church, whereas Lower Minety grew informally in the 19th century along lanes leading to its railway station. Shades Farm formerly known as the Sheds is situated on Ashton Road.

8. SUMMARY

8.1 The extension is a modest addition to the dwelling that will be let to a family to manage a small business. The extension will complement the building allowing natural sun light in to the rear of the property as well as allowing good access to the garden from a modern open plan living space. We welcome consultation on this project.