# PLANNING, DESIGN & ACCESS STATEMENT

## DEMOLITION OF EXISTING DWELLING + OUTBUILDINGS AND ERECTION OF A REPLACEMENT DWELLING, DETATCHED ANNEXE (CLASS C3) + ASSOCIATED WORKS ON 3 GREATFIELD, SWINDON, SN4 8EQ.



**June 2023**

**Report Ref: 3028/PDAS**

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## 1. Introduction

1.1 This Planning, Design & Access Statement has been prepared by Ian Sullivan Architecture Ltd (ISA Ltd) on behalf of the applicant, Mr and Mrs Renno.

1.2 The proposals comprise demolition of existing dwelling + outbuildings and erection of a replacement dwelling, detached annexe (Class C3) + associated works on 3 Greatfield, Swindon, SN4 8EQ.

1.3 This statement is submitted in support for full planning permission.

1.4 This statement should be read in conjunction with all existing and proposed plans + Condition Appraisal - Prepared by Ian Sullivan Architecture Ltd.

1.5 In addition to the submitted plans, CIL form 1 is duly completed.

1.6 This statement also provides a summary of relevant planning policy and the case for the development.

1.7 The size of the site and the proposed scheme is appropriate in both cases.

## 2. The Site & Local Context

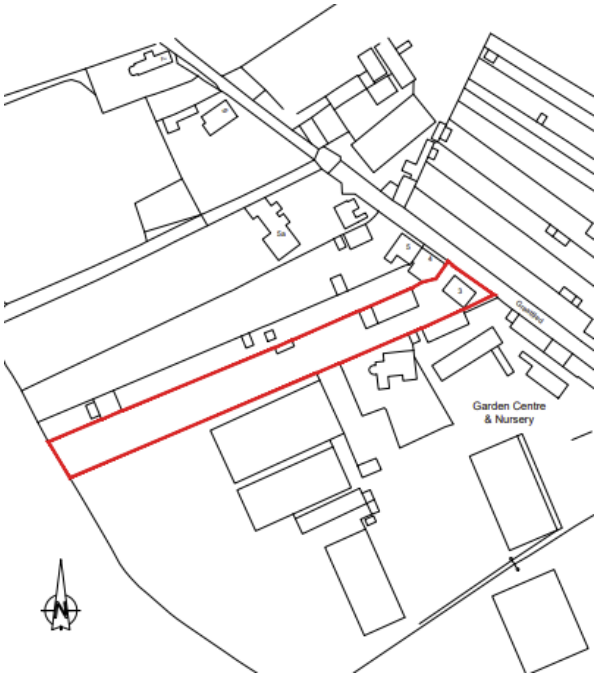


Figure 1. Site Location Plan

2.1 This section describes the Application Site, characteristics, and key features of the surrounding area. The 'Red Line Boundary' is a long rectangular shaped piece of land which lies east to west, approximately 2,628m² (see figure 1) and is located within the hamlet of Greatfield which is approximately 1.3 miles to the north of Royal Wootton Bassett.

2.2 The boundaries on the site are a combination of mature hedging, mature trees, and close boarded fencing. The northern boundary is a long expanse of 1.8m close board fence, in front of that is a well-defined hedge which runs parallel to the fence. The western boundary is defined by dense existing hedging and tree planting. The application site has numerous large trees situated along the southern boundary. The eastern boundary is defined by the existing road which sits parallel to the site.

2.3 The site sits within flood risk zone 1 which is considered low risk.

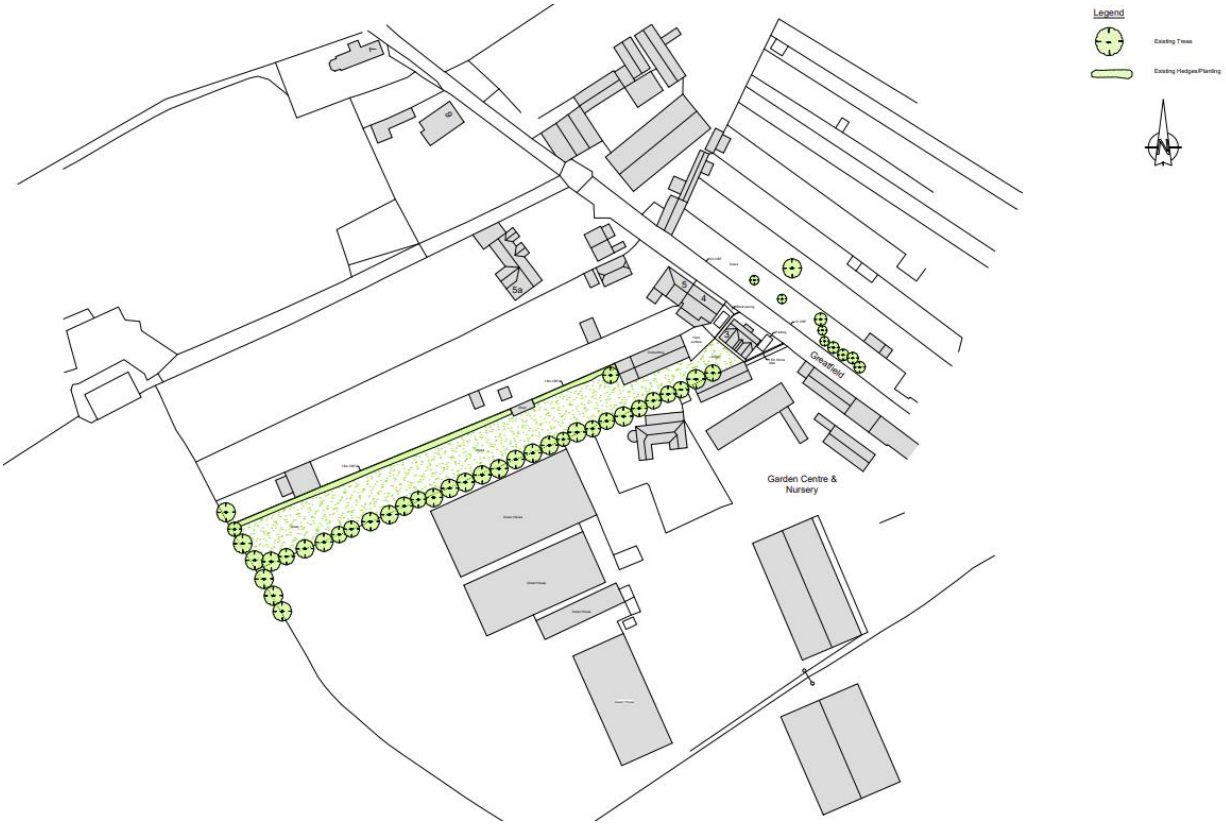


Figure 2. Existing site plan

2.4 The current property benefits from an existing vehicular front access onto Greatfield.

2.5 The general nature of the locality is low density residential; the grounds and adjacent properties contain a variety of maturing trees and shrubs.

2.6 The topography of the site seeks to utilise the existing ground levels where possible.



Fig. 3 – No 3 Greatfield.



Fig. 4 – Front of the Application Site – Northern Boundary.



Fig. 5 – No 3 parking + No 4 Greatfiled



Fig. 6 – Greatfield garden centre



Fig. 7 – No 5 Greatfield



Fig. 8 – Outbuilding within application site

2.7 No. 3 Greatfield is constructed of solid materials with a half rendered and half painted external finish, topped with a pitched roof with slate tiles. The front of the building features an enclosed brick porch.

2.8 Existing Internal Floor Areas

| **Existing Dwelling** | |
|---|---|
| Ground Floor | 79.2m² |
| First Floor | 75.8m² |
| **Total** | **155m²** |

| **Existing Outbuildings** | |
|---|---|
| Outbuildings + Sheds | 174m² |
| **Total** | **174m²** |

2.9 The proposed plot benefits frontage on to Greatfield using part of the existing driveway.

2.10 The Application Site lies outside of the AONB, is not within a conservation area and is outside The Rural Buffer. The site is not in a protected landscape or designated green belt. There are no ecological designations of note, nor protected trees.

2.11 There are no listed buildings in the locality.

2.12 The majority of existing housing in Greatfield comprises detached chalet bungalows and detached + semi-detached two-storey dwellings.

2.13 There have been numerous applications within Greatfield over the years, including one and two storey extensions to side and rear of properties, erection of conservatories and the erection of new dwellings.

2.14 Previous planning application history associated with the site includes: -

Application Ref: PL/2022/07981
Proposal: Retrospective first floor rear extension with 3No Gables.
Status: Permission Granted (30/12/2022).

2.15 Current condition of the property known as 3 Greatfield.



Fig. 9 – Unsightly appearance



Fig 10 – Deteriorating render



Fig 11 – Damp marks



Fig 12 – Poor finishing



Fig 13 – Low ceiling heights



Fig 14 – Rotting timber

2.16 Although the property is currently occupied, Figures 9-14 undoubtedly indicate that the building is incapable of retention in its current state, with no raised floor slab above external ground level and no dpm / dpc, low ceiling heights, no insulation to floor, walls or roof space, poor wiring and exposed plumbing, first floor internal steps that are awkward, low internal windows at first floor level not suitable to meet safety glass and guarding criteria of building regulations, rotting timber and poorly finished render all contributing to an unsightly out of character building. Greatfield would benefit from a replacement dwelling on the site in order to preserve the high standards of the local residents as the current dwelling appears outdated and unattractive in appearance.

2.17 The structure is in a very poor general condition and there are some significant defects – potentially dangerous and some pressing health and safety issues.

## 3. Planning Policy

3.1 Planning Policy relevant to this small-scale development: -

- Wiltshire Core Strategy (Adopted January 2015);
- North Wiltshire Local Plan (H4);
- National Planning Policy Framework (July 2021);
- National Design Guide January 2021 (NDG); and
- Wiltshire Council Car Parking Strategy 2015.

3.2 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan covering the site comprises of the Wiltshire Core Strategy (Adopted January 2015).

### *Wiltshire Core Strategy (Adopted January 2015)*

3.3 Greatfield is located approximately 1.3 miles north of Royal Wootton Bassett and lies within the Royal Wootton Bassett and Cricklade Community Area. Paragraph 5.98 confirms that Royal Wootton Bassett is the largest town within the Community Area, located approximately six miles from Swindon and two miles from the M4, and as such is ideally located to develop into an important employment centre. The town has therefore been identified as a location for new strategic employment growth, particularly to help reduce out-commuting, as the town currently has a dormitory role to Swindon. Although the town currently has a smaller employment base than might be expected for a town of its size, it does have a varied employment base and should be relatively resilient to mass job losses.

3.4 Greatfield is situated approximately 0.5 miles North of the designated 'small village' of Hook. The provisions of Core Policy 1 (Settlement Strategy) states that some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. Any development at Small Villages will be carefully managed by Core Policy 2 and the other relevant polices of this plan.

3.5 Core Policy 19 relates specifically to development in the Royal Wootton Bassett and Cricklade Community Area which should be in accordance with the Settlement Strategy set out in Core Policy 1. It states that development proposals in the Royal Wootton Bassett and Cricklade Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.102 will be addressed.

3.6 Paragraph 5.97 states that the Community Area is predominately rural in character, containing many villages and has a strong landscape quality, containing parts of the North Wessex Downs AONB. The area is located in the northeast of Wiltshire and contains the historic market towns of Royal Wootton Bassett and Cricklade. Although of differing size, both of these settlements play an important role in the Community Area, not least because of the relationship they have with the nearby higher order centre of Swindon.

3.7 It is clear Core Policy 1, 2 and 19 relating to "indicative" housing numbers should be regarded as the minimum requirement over that plan period and these proposals should be considered in accordance with paragraph 60 of the NPPF, which seeks to significantly boost the supply of housing.

3.8 Core Policy 41 (Sustainable construction and low carbon energy) identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. In doing so, this policy sets the framework for meeting a number of national and local priorities (for example Part L of the current Building Regulations) that seek to achieve sustainable development and conserve natural resources. This policy will help to reduce Wiltshire's contribution to climate change through improved design and construction methods.

3.9 Core Strategy Policy 45 relates to meeting Wiltshire's housing needs and sets out the type, mix and size of new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures, and sizes of homes to create mixed and balanced communities.

3.10 In this regard, the proposals comprise demolition of existing dwelling + outbuildings and erection of a replacement dwelling and detached annexe to provide new housing, which is considered to be wholly appropriate to Greatfield and will provide a more attractive, thermally efficient replacement dwelling for the applicant looking to live within the locality.

3.11 Core Policy 50 (Biodiversity and geodiversity) protection states that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Biodiversity enhancement confirms that all development should seek opportunities to enhance biodiversity.

3.12 Core Policy 51 relates directly to landscape and sets out development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Any negative impacts are required to be mitigated as far as possible through sensitive design and landscape measures.

3.13 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.

3.14 The policy requires a high standard of design in all new developments, with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

3.15 The policy sets out applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;

- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development, and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;

- the retention and enhancement of existing important landscaping and natural features, (e.g., trees, hedges, banks, and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;

- responding positively to the existing surrounding context and landscape features in terms of building layout, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape, and rooflines to effectively integrate the building into its setting;

- 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;

- ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe, and accessible in accordance with Core Policy 66 (Strategic Transport Network);

- the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

3.16 Core Policy 61 relates to transport and new development requiring it to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. The application site provides an electrical car charging point.

### *North Wiltshire Local Plan (Policy H4)*

3.17 In relation to replacement dwellings, the North Wiltshire Local plan offers more detailed advice that sets out the conditions that replacement dwellings will be measured against. The policy is worded positively to encourage replacement dwellings in principle; the relevant requirements to this application are specified under H4 ii) a, b & c below: -

**H4 RESIDENTIAL DEVELOPMENT IN THE OPEN COUNTRYSIDE**

**New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:**

**i) It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;**

**ii) It is a replacement for an existing dwelling where:**
**a. The residential use has not been abandoned; and**
**b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and**
**c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.**

### *Revised National Planning Policy Framework July 2021 (NPPF)*

3.18 The Revised NPPF was published in July 2021. It contains specific sections dealing with the delivery of a sufficient supply of homes (5) and achieving well designed places (12).

3.19 Since 2015 it has been an objective of Government to increase the housing number through one million net additions by 2020. Within this wider context of Government commitments for housing delivery the National Planning Policy Framework ("NPPF") was updated in July 2021. Paragraph 60 (Delivering a sufficient supply of homes) confirms the need to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

3.20 Paragraph 69 makes specific reference to small to medium sized sites (being less than 1ha) as making an important contribution to meeting the housing requirements of an area because they can be built out relatively quickly. It emphasizes the need to support development of windfall sites where great weight should be given to the benefits of using suitable sites within existing settlements for homes.

3.21 Paragraph 86 (Ensuring the vitality of town centres) states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaption. Planning policies should:

- (a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow, including housing.

- (d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead.

- (f) confirms that it is recognises that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

3.22 Paragraph 119 requires planning decisions should promote the efficient use of land.

3.23 Paragraph 120d states to promote and support development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

3.24 Paragraph 126 stresses that good design is a key aspect of sustainable development. The NPPF also stresses that planning permission should be refused for poor design (Paragraph 134).

3.25 Paragraph 130 seeks to achieve well designed places. It requires that both decisions should ensure that developments: -

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.26 Section 15 (Conserving and enhancing the natural environment) Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

3.27 The Revised NPPF refers to supplementary planning documents such as design guides and codes as being a useful visual tool. It stresses that the level of detail and degree of prescription should be tailored to the circumstances of each place and should allow a suitable degree of variety where this would be justified (Paragraph 128).

### *National Design Guide January 2021 (NDG)*

3.28 The NDG is intended to complement the Revised NPPF.

3.29 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places: "In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place." (Para. 13, NDG 2021).

3.30 The NDG states that 'the long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction, and its potential flexibility. We can also make judgements about its beauty'.

3.31 As well as helping to inform development proposals and their assessment by local planning authorities, it supports paragraph 134 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

3.32 Paragraph 41 (C1 - Understand and relate well to the site, its local and wider context) requires that well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones.

3.33 It also suggests that well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. This is proportionate to the nature, size and sensitivity of the site and proposal. A simple analysis may be appropriate for a small-scale proposal.

3.34 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

3.35 The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively addresses environmental issues affecting climate.

***Wiltshire Council Car Parking Strategy 2015***

3.36 The Council's "adopted" parking standards are set out in report that was taken before a meeting of their Cabinet in March 2015. The document provides specific advice on the parking requirements for new development, both residential and non-residential.

3.37 The provisions of Policy PS6 (Residential parking standards) states the following: -

*"The provision of car parking associated with well-designed new residential development will be determined in accordance with an approach which takes account of:*

- *dwelling size*
- *the appropriate mix of parking types (e.g., unallocated, on-street, visitor etc.)*

*A set of minimum parking standards for residential development (based on allocated parking) has been developed to provide a basis for this approach. In determining the appropriate mix of parking types, the presumption will be that unallocated communal parking will be included in the majority of new residential developments.*

*Reduced residential parking requirements will be considered in the following circumstances:*

- *Where there are significant urban design or heritage issues.*
- *Where parking demand is likely to be low.*
- *Where any parking overspill can be controlled."*

3.38 The Council's car parking standards are set out in Section 7 of the strategy. This indicates that the minimum car parking requirement for residential development is given as follows:-

| Bedrooms | Minimum Spaces |
|---|---|
| 1 | 1 |
| 2-3 | 2 |
| 4+ | 3 |
| Visitor | 0.2 per dwelling |

3.39 In terms of broad development locations, the town of Royal Wootton Bassett is not identified as a Principal Settlement by the adopted Core Strategy.

3.40 In terms of local accessibility, the Council use a questionnaire to assess a development proposal by giving it a particular score. The resulting points determine what accessibility rating (i.e., low, moderate, high and very high) will be given and its corresponding discount value (i.e., 0% to 25%).

## 4. Greatfield – Surrounding Character




Figure 15 – Site Location.

4.1 The site is located in a sustainable location within the hamlet of Greatfield.

4.2 The hamlet is set north of the village Hook and is linear in form following the road line with the majority of housing located to the west of the road. It consists of a mixture of houses, predominantly set a short distance back from the edge of the road.

4.3 Greatfield is well located near transport links, close to junction 16 on the M4 and is approximately 1.3 miles north of Royal Wootton Bassett.

4.4 The use of traditional materials especially defines the individual character of the streets. Predominantly the mixture of walling material is facing brickwork, render and natural stone feature on some of the properties in the local area and features such as porches and chimneys are also present in the area.

4.5 Additional housing in this location. Surrounding Area (Greatfield and Hook) – Character and Style.

Photos within the local area show the character and style.



Figure 16 – Greatfield House, Greatfield



Figure 17 – 10 Greatfield, Greatfield



Figure 18 – 30-33 Hook Street, Hook



Figure 19 – The Mulberry's, Hook

4.6 There are a number of details that are consistent throughout. These include:

- Slate and concrete tile roofs
- Brick facades (red in colour)
- Render facades (White in colour)
- Natural stone facades
- Single pitch roofs, with some front gables
- Front entrance door porches
- Chimneys

4.7 The Application Site has potential to retain the connection to, and enhance, the wider area context and character.

4.8 Paragraph 52 of the National Design Guide 2021 (NDG) states that local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.

**Introducing the ten characteristics**

36 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.




*The ten characteristics of well-designed places*

Responding to existing local character and identity.

## 5. Constraints And Opportunities

5.1 The proposed demolition of existing dwelling + outbuildings and erection of a replacement dwelling, detached annexe (Class C3) + associated works, are within the physical limits of a settlement that is, due to its accessibility and sustainability, a location where development can be accommodated.

5.2 This will in turn assist in addressing Wiltshire Council's current 5-year housing land supply shortfall. It is considered that there is an over reliance on large strategic sites which take a long time to come forward. It is the smaller sites to bring forward housing in the short term.

5.3 Paragraph 60 of the NPPF is therefore invoked and confirms that:

*"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five-year supply of deliverable housing sites".*

5.4 An opportunity exists to layout the buildings in a fashion that will retain and reflect the character of the street and the grain of the surrounding urban area. The separation distances required are considered achieved.

Policy 57 of the adopted Wiltshire Core Strategy states that:

*"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 complementary to the locality".*

For the reasons set out above it is deemed that the proposal is acceptable in design terms with the structure appearing in character with the surrounding area in compliance with Core Strategy Policy 57 of the adopted Wiltshire Core Strategy.

5.5 Taking account of national and local planning policy, including the 'weight' that should be afforded to such, we would submit that the balance of material considerations indicates that the proposed residential development is acceptable, in-principle.

5.6 Even though there will be a re-development on the site (i.e., a 2-storey dwelling and an annexe) this is not considered to be significant enough to result in any unacceptable impact to adjoining residential amenity. The proposal would provide 3 car parking spaces in compliance with the Council's adopted parking standards.

5.7 The site is within close proximity of Royal Wootton Bassett and Swindon, employment opportunities and local facilities, including shops, schools, churches, restaurants, public houses, and other local community facilities. There are bus routes from Royal Wootton Bassett to Swindon with more local services linking the town centre with the suburbs of the town and villages beyond.

## 6. The Development Proposal – Design and Access

6.1 The application proposes the demolition of existing dwelling + outbuildings and erection of a replacement dwelling, detached annexe (Class C3) + associated works on 3 Greatfield, Swindon, SN4 8EQ.




Figure 20 – Proposed Site Plan

### Layout

6.2 This submission is supported by the above Proposed Site Plan, which identifies the following: -

- The existing, permitted, and proposed development in the vicinity of the Application Site;
- Adequate separation distances respected;
- The existing vehicular access serving the Application Site;
- The existing adjoining trees and proposed planting on all adjoining boundaries of the Application Site;
- Tarmac driveway with Block paviors to parking bays and dropped kerbs;
- Front and rear access doors;
- Bin / cycle storage;
- Swift bricks, bat box, bee bricks, bird boxes and hedgehog gap locations; and
- Electric vehicle charging point.

6.3 The scheme proposes a respectable sized, detached dwelling, 2 storeys in height and comprises a kitchen / dining area, separate lounge + wc to the ground floor. The first floor comprises 4 bedrooms and bathroom facilities. A separate detached annexe with an eco-roof is also proposed for the site which comprises a bedroom, bathroom, kitchen area and lounge.

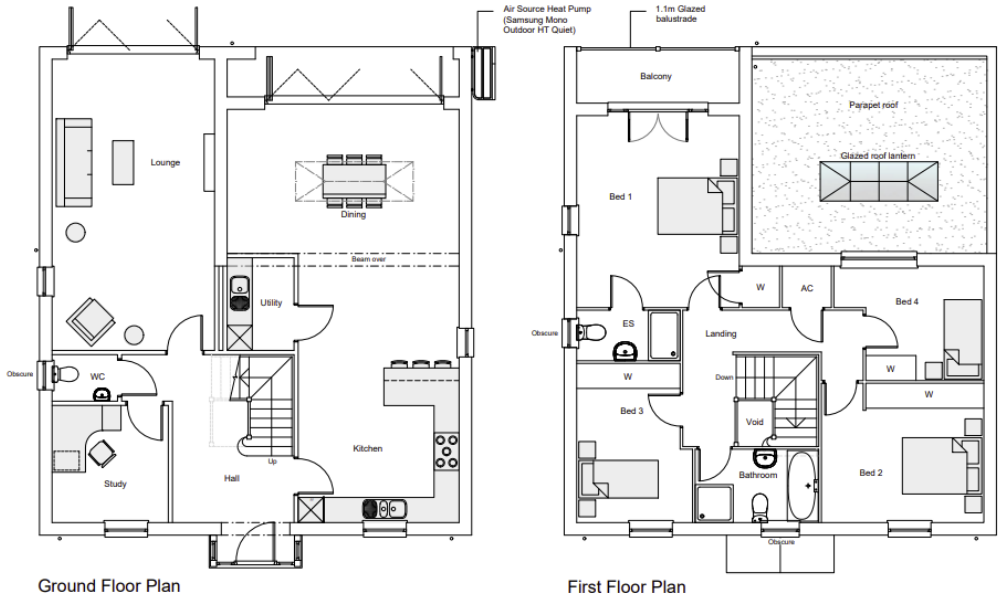


Figure 21 – Proposed detatched 4 bed dwelling floor plans

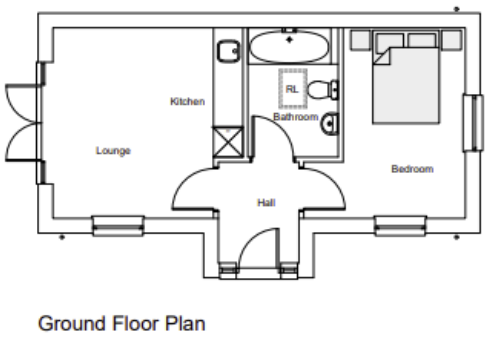


Figure 22 – Proposed detatched annexe floor plan

6.4 The proposed dwelling and annexe are NDSS compliant and provides a net internal gross area as follows: -

| Detached 4 bed dwelling | |
|---|---|
| Ground Floor | 102.6m² |
| First Floor | 73.8m² |
| **Total** | **176.4m²** |

| Detached annexe | |
|---|---|
| Ground Floor | 34.1² |
| **Total** | **34.1m²** |

6.5 The replacement dwelling has been carefully designed within the building perimeters to ensure satisfactory living conditions for new residents, whilst also maintaining the amenity enjoyed by surrounding buildings. An appropriate separation between relevant buildings has been provided.

## Appearance




Figure 22 – Proposed Elevations (4 bed dwelling)




Figure 23 – Proposed Elevations (Detached annexe)

6.6 The proposed replacement dwelling and annexe are designed to reflect appropriate vernacular within the local area.

6.7 To ensure that it complements the surroundings, the following materials are proposed: -

- Use of a quality render, stone detailing with slate roof tiles, which is reflective of facing materials within the locality;
- Front entrance door with side screens in enclosed oak porch surround;
- White UPVC windows with stone cills;
- Colour coated aluminium Bi-Fold doors;
- Aluminium French doors;
- Glazed balustrade to balcony;
- Black rainwater goods;
- Chimney feature;
- Sedum green roof system – to Annexe;
- The appearance is such that it reflects a palette from the local vernacular.

6.8 The development of the site takes reference from the local area itself, Greatfield, and the wider area of Royal Wootton Bassett, which is considered to be appropriate to the area in terms of scale and appearance.

6.9 The materials selected complement the design solution. They are seen as being durable so as to maintain a consistent finish and longevity of the built form.

6.10 Overall the character and appearance of the immediate area will be preserved with any potential localised harm limited to views and distance.




Figure 24 – Proposed Street Scene and Site Section.

### Amount

6.11 The replacement dwelling and detached annexe sympathetically pays regard to the development potential, taking account of the general character of surrounding properties, the scale of buildings and the identified constraints.

6.12 The development seeks to utilise the site with regard to the footprint, scale, and mass, in particular levels and heights.

### Scale

6.13 There will be no unacceptable impact on surrounding residential properties as a result of the development.

6.14 The replacement 4-bedroom dwelling will be 2 storeys in height. This respects and is consistent with Greatfield and thus appropriate to the locality by not being overbearing on the surrounding residential properties. Fences and hedges are a feature in the area forming boundaries between the road and properties.

### Access & Parking

6.15 A safe and convenient pedestrian and vehicular access is provided from Greatfield road to serve the replacement dwelling.

6.16 On-site parking provision – Replacement dwelling: -

- The proposals will provide new parking and turning within the site for 3 vehicles. As such the proposals meet the requirements as set out within Wiltshire Council Car Parking Strategy 2015.

6.17 Disabled access will be provided in accordance with the current building regulations.

6.18 Having regard to the location of the site, it is considered that there is sufficient car parking at the site. Policy PS6 (Residential Parking Standards) of the Wiltshire carparking strategy states that parking provision, including secure cycle and motorcycle parking, should be provided in accordance with the Council's adopted parking standards.

6.19 Vehicle entrance will remain in the same position across the site and distance from the highway.

6.20 Pedestrian access to the property will not be affected by these proposals.

### Waste Management

6.21 Storage space is provided for bins within the site. There is a bin collection point provided within the site.

### Landscape

6.22 The land has an existing strong sense of enclosure with large hedgerows and trees surrounding most of the site and housing in this location. Surrounding buildings comprise traditionally built buildings which is characteristic of the land use in the wider area.

6.23 The proposed scheme and landscape mitigation measures would introduce desirable and recognisable local characteristics and offer restoration, enhancement, and extension of the hedgerows within the vicinity.

6.24 The site will be subject of a new landscaping scheme, which it is intended can be secured via an appropriately worded planning condition on any permission that may be forthcoming.

6.25 Both hard and soft landscaping will enhance the layout of site and the design of the replacement dwelling. Creative or statement designs will be supported as well as habitat creation.

6.26 The positioning and final heights of hedges and trees must be considered so as not to impact upon adjacent properties.

6.27 The proposed trees will comprise of a mixture of predominantly native species with some selectively chosen ornamental species to give seasonal variety. Planting tree species that also produce flowers and berries for birds and insects.

6.28 A robust and visually appealing planting scheme that relates to adjacent character and streetscape. Where possible enhancing the biodiversity of the site by establishing rich and diverse habitat types and creating new planting.

6.29 Incorporate a framework of shrubs and trees in appropriate structured locations to encourage the wildlife and habitat value of the site.

6.30 Planting to the plot frontage will be used extensively, with most hedge species being native, creating defined boundaries to the property and therefore, creating 'defensible' space.

6.31 Proposed shrubs will provide summer flower colour and winter structure and will be largely evergreen. A plant palette of this nature will create a setting to all properties.

*Hawthorn*



*Blackthorn*



- Hawthorn, (genus *Crataegus*), also called thornapple, large genus of thorny shrubs or small trees in the rose family (Rosaceae). The hawthorn is also well suited to form hedges, and its combination of sturdy twigs, hard wood, and numerous thorns makes it a formidable barrier to cattle and wildlife.

- Prunus spinosa, called blackthorn or sloe, is a species of flowering plant in the rose family Rosaceae. It produces bittersweet berries (sloes) that ripen after the first frost.

*Privet Hedge Plants*



*Leylandii*



- Common Privet hedging plants, Green Privet or Ligustrum oval folium hedging, are one of the most popular and familiar hedging plants in the UK. Known for their oval-shaped leaves that are pale green when young, as the green privet hedges become more mature, the leaves darken as they age.

- The Leyland cypress (Cupressus × leylandii), often referred to simply as leylandii, is a fast-growing coniferous evergreen tree much used in horticulture, primarily for hedges and screens.

## Sustainability

6.32 The inclusion of sustainable and green technologies is mandatory as part of any dwelling design solution.

6.33 Air Source Heat Pump (ASHP) to provide hot water + heating with additional thermal enhancements to the new replacement dwelling.



Figure 25 – Air Source Heat Pump

6.34 Electric car charging point to be provided.



Figure 26 – Wall Mounted Electric Charging pod.

6.35 The proposed dwelling will exceed the energy/carbon requirements currently set out in Part L of the Building Regulations. The dwelling will seek to provide internal water recycling, this together with a 25% thermal enhancement over and above the current building regulations document under Part L which includes high standards of glazing and insulation methods.

## Ecology

6.36 Ecology provisions to be installed as per manufacturers design & details.

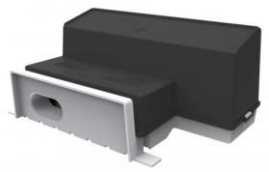

Figure 27 – Swift brick.



Figure 28 – Bat Box.



Figure 29 – Bird Box.



Figure 30 – Bee brick.

6.37 The submitted plans confirm that the proposed dwelling includes ecological enhancements. This takes the form of swift bricks, bat box and a bee brick to the elevations of the proposed dwelling. Also, bird nesting boxes to be placed in existing trees.

6.38 The planting scheme will promote biodiversity enhancements and encouragement for wildlife e.g., birds.

### Flood Risk and Drainage

6.39 The Application Site is located within Flood Zone 1 and is therefore at low risk from flooding.

6.40 Drainage Strategy and (SuDS) – Foul drainage to discharge into existing mains sewer. Storm water drainage to discharge into soakaways. Soil infiltration rate to be confirmed upon percolation test in accordance with BRE DIGEST 365

### Infrastructure Needs Resulting from Development

6.41 Policy IN1 (Infrastructure Provision) contained within the adopted Local Plan confirms that applicants will be expected to meet infrastructure needs, including the need for any community facilities, generated directly by their development proposals, be they on or off site.

6.42 A Community Infrastructure Levy (CIL) is liable and CIL form 1 is duly completed, accompanying this application. The applicant accepts that CIL obligations will be met in full. However, it is a self-build by the applicant.

## 7. Conclusions

7.1 In this case, the balance of material planning considerations clearly confirms that residential development upon the site is acceptable in-principle. It accords with both national and local planning policy, in particular the policies of the National Planning Policy Framework, the Wilshire core strategy 2015 and the North Wiltshire H4 Policy.

7.2 It is considered that the proposed application overcomes the relevant H4 policies set out below.

**H4 RESIDENTIAL DEVELOPMENT IN THE OPEN COUNTRYSIDE**

**New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:**

**i) It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;**

**ii) It is a replacement for an existing dwelling where:**
- **a. The residential use has not been abandoned; and**
- **b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and**
- **c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.**

7.3 As outlined in section 2, the currently occupied dwelling suffers from extensive issues which could lead to severe health issues. Inadequate thermal insulation to floor and roof space, poorly insulated and exposed plumbing heightens the risk of burst pipes and leaks and could potentially lead to health and safety issues.

7.4 The building currently has no raised floor slab above external ground level putting it more at risk to potential flooding and leaks.

7.5 The existing low internal windows at first floor level are not suitable to meet the safety glass and guarding criteria of the current building regulations and therefore put the occupant at a potential health and safety risk.

7.6 There is a current need for major repairs and alterations which would have major financial implications.

7.7 The structure is in a very poor general condition and there are some significant defects – potentially dangerous and some pressing health and safety issues.

7.8 For these reasons it is believed that the building is in disrepair and not suitable to renovate being that the building is in an advanced state of deterioration.

7.9 In its current condition the building is not worthy of refurbishment or retention and therefore meets the requirements of criteria ii) a and b of Policy H4 - Residential Development in the open countryside.

7.10 The proposed replacement dwelling is of similar size in both terms of its footprint and massing. The most significant aspect should be whether the replacement dwelling would have a negative impact on the local vernacular of Greatfield and the surrounding properties. We believe the proposed dwelling will uplift the local area and enhance the street scene in a positive way.

7.11 The replacement of an existing dwelling is at face value unobjectionable in principle subject to standard planning matters. The NPPF has no specific guidance relating to replacement dwellings, but rather seeks to promote good design. Paragraph 126 states: -

*"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make a development acceptable to communities."*

7.12 The proposed scheme is sympathetic to the immediate residential housing, within Greatfield. This has been achieved by adopting a 2-storey replacement dwelling, located close to the original position of 3 Greatfield. The style is in-keeping within Greatfield and the surrounding area of Royal Wootton Bassett. No extension to the curtilage is proposed.

7.13 This scheme has been produced in order to prevent a cramped and overdeveloped site. Residential amenity - the proposal would maintain the amenity of adjoining neighbours and would not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.

7.14 In summary the proposed development would have no detrimental impact upon the amenity of neighbouring properties and in fact improves the neighbouring use under these proposals.

7.15 The application proposal will assist in addressing Wiltshire Council's current 5-year housing land supply shortfall. It is considered that there is an over reliance on large strategic sites which take a long time to come forward. It is the smaller sites to bring forward housing in the short term.

7.16 For the reasons set out in Section 5 of this statement (constraints and opportunities), we would submit that the site is capable of accommodating a replacement single detached dwelling and detached annexe. The intention is that the proposed dwelling will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with Policy 51 and 57.

7.17 Safe and convenient access can be provided into the site, along with cycle and bin storage, in compliance with the Local Plan.

7.18 In conclusion, we would therefore submit that the application scheme is acceptable in all respects and request that full planning permission is granted subject to conditions.

**Ian Sullivan**

**June 2023**