PLANNING STATEMENT

Scots Smith Farm
Sodom Lane
Dauntsey
Chippenham
SN15 4JA



Proposal

Extend and convert existing outbuilding to an annex for the enjoyment of family.

Size

The existing building is 7.39m x 5.3m and 4.657m high 39m2. The new extension measures 3.0m x 5.0m 15m2

Materials

The existing building has facing brickwork and render with softwood doors and windows. The new build would have uPVC windows and doors. Walls will match the render.

History of the site.

13/04697/FUL Horse Turnout Area. APPROVED

PL/2021/11704 Erection of a 2 storey extension to the rear of the property. APPROVED

POLICIES THIS APPLICATION MUST COMPLY WITH

National Planning Policy Framework: Paragraph 2, 11, 38, 47, 126, and 130 (Sustainable Development) & 17 (core planning principles)
Wiltshire Core Strategy: CP57

Paragraph 2
Planning law requires that applications for planning permission be determined in accordance with the development plan2, unless material considerations indicate otherwise3. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Paragraph 11
Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas6, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area7; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date8, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed7; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 38
Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47
Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 126
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 development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Parargraph 130
Planning policies and 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; 39
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 users49; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

ISSUES

The principal considerations in the determination of this application are size, scale and design of proposal and impact on neighbour amenity.

ASSESSMENT:

The application relates to **Scots Smith Farm Sodom Lane Dauntsey Chippenham** a large detached dwelling located in Daunstsey. The proposal seeks permission for extension and conversion of outbuilding to provide for an annex and will be constructed of matching materials to the host dwelling.

The principle of householder extensions and alterations are acceptable under the provisions of Policy 57 of the Core Strategy. The proposed additions to the property are of a modest scale and considered to be subservient to the host dwelling. The proposals are therefore sympathetic to both the dwelling, and character and appearance of the local context in terms of scale, bulk, layout and design. Furthermore, neighbouring properties would suffer no loss of daylight, sunlight or privacy as a result of the proposals and no objections have been received.

The proposal is therefore considered to be on balance acceptable in relation to the host dwelling and surrounding area in terms of scale, materials and design. It will not cause harm to the amenities enjoyed by the occupants of the surrounding properties, complying with the aims of Core Policy 57 Wiltshire Core Strategy.