

Home Farm, West Lavington
Proposed Garage

Supporting Planning and Design and Heritage Statement

August 2023

JACKSON PLANNING

1. Introduction

1.1 This statement has been prepared in support of the householder application for an outbuilding to the existing dwelling. This statement considers the planning merits of the case, including national policy, local development plan policy and the local circumstances. This statement supports the completed forms and drawings for the application. The statement considers the planning balance against policy and the NPPF.

1.2 The planning application is accompanied by the following:

- Location Plan
- Proposed Plans
- This Planning, Design and Heritage Statement

2. The Context -The Site and Surroundings

Site Context

2.1 The site is located within the curtilage of Home Farm.

2.2 Home Farm Home Farmhouse is a 19th century farmhouse with 17th century timber framed granary to the north end. The building is grade II listed.

2.3 The site lies within the limits of development of West Lavington, which is defined as a large village within the Wiltshire Core Strategy (WCS) (2015). The property is location within the Littleton Panell and West Lavington Conservation Area.

2.4 Vehicular access is along public right of way WLAV 14, an existing access track that bounds No.1 Hooks Court and provides access around to the rear of No 61 High Street, where there are existing parking spaces associated with this dwelling.

2.5 The listed building has undergone some of the alterations and repairs consented over the last 10 or so years. Work has been piecemeal.

2.6 The dwelling is now in the ownership of a builder who now wishes to complete the consented works. This proposal for a garage is to complement works to the house. It is very similar to that consented under 17/11961/FUL + 17/12188/LBC however, it has been simplified.

Planning History

2.7 K/42475 - Alterations and extensions to dwelling – approve with conditions

2.8 K/42474/L - Alterations and extensions to dwelling approve with conditions

2.9 14/06760/LBC - Removal of cement render from front elevation and replacement with lime render. Repair to cill plate and corner post of timber frame. Localised stitching and repointing of masonry. Replacement of dilapidated section of guttering – approve with conditions

2.10 15/12492/LBC - Internal alterations to the first floor layout of the building – approve

2.11 17/11961/FUL + 17/12188/LBC - Constructing a single-storey side extension; Constructing a higher roof void over the kitchen to accommodate a bedroom (amended proposal to one previously approved);re-building a side lean-to element; creating a doorway link between the house and Granary; repairs and improvements to the Granary; minor associated internal alterations; erection of a garage & garden store -approved with conditions

3. Heritage Assets

Listing

3.1 The heritage asset is the Grade II listed house. The list entry is as follows:

3.2 WEST LAVINGTON HIGH STREET, West Lavington SU 0053 (east side) 13/300 No 61 (Home Farmhouse) II Farmhouse. C17 and early C19. Rendered with C20 concrete tiled roof. Two storeys, 3 wide bays, with left bay beyond gable stack being a C17 timber framed structure. Central 6-panelled door within a late C19 open masonry porch with round arch and flat lead roof. Sixteen-paned sash windows. Gable stacks. Framed bay has colourwashed brick noggings to framing 2 panels high with straight corner brace. Roof hipped with raking slatted flush ventilator to roof space. Interior not seen.

Conservation Area

3.3 Home Farm is located within the West Lavington and Littleton Panell Conservation Area. This places a duty under Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

Significance

3.4 Home Farm is a traditional farmhouse with attached granary, both of which probably date from the end of the 17th century as part of the rebuilding of the village houses after the 1689 fire. It is understood that thirty-four households were lost as a result. Given the list of houses remaining after the fire it appears to be the case that Home Farm is not one of them, so it is safe to assume the fabric of the building does not predate 1689.

3.5 The Granary has an almost intact timber frame with some brick infill panels. The House was extended in Victorian times and again in the 20thC. The principal elevation of the main house has been significantly altered to upgrade it probably in the early 19th century with the addition of a brick facade with sash windows and masonry-built arched porch.

3.6 Work has begun on alterations and updating approved under earlier planning and listed building consents. The work is part -complete and this leaves the building in mixed condition.

3.7 This is an important building within the conservation area, being identified for its heritage significance by virtue of Grade II listing.

4. The Proposal

Design

Scale

4.1 This is a traditional single storey garage outbuilding and workshop. The cat slide roof helps the building appear low in scale bringing it down to just above head height.

Materials

4.2 The proposed garage is to be finished in slate, with profile steel on the rear slope and the walls are proposed to be finished in black stained timber boarding over a brick plinth to give a rural, traditional appearance.

4.3 The entrance is left open to facilitate car parking.

Access

4.4 The proposal is served by vehicular access is along public right of way WLAV 14, an existing access track that bounds No.1 Hooks Court and provides access around to the rear of No 61 High Street. Pedestrian access is also provided from the rear.

Changes to Approved Design 17/11961/FUL

4.5 The following are the proposed changes to the previously approved garage design.

- Omission of rooflights on both front and rear roof slopes
- Log store incorporated inside the garage
- Extension in length of the building to accommodate workshop
- Grey coloured roller shutter doors-set back behind exposed frame
- Removal of side window
- New windows to southwest elevation

4.6 Overall, the design has been simplified but follows the same vernacular tradition.

5. Planning Policy Context

National Planning Policy Framework (NPPF)

5.1 The National Planning Policy Framework ('NPPF) was introduced in March 2012 as a key output resulting from the Government's Plan for Growth agenda. It sets out national planning policies for England and how these are expected to be applied to proactively drive sustainable development and growth and to boost significantly the supply and delivery of new housing.

5.2 The framework was updated in July 2018 and in Feb, June 2019 and July 2021 it remains largely as originally drafted, however there have been significant changes to the framework to encourage effective use of land for development with an entire new section on this topic.

National Planning Policy Guidance (NPPG)

5.3 Planning guidance has been adopted in order to guide the application of the NPPF. This is extensive guidance covering many topics.

Local Development Framework

5.4 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.5 The relevant planning policy context is principally contained within:

- Saved Policies of the Salisbury District Plan
- Wiltshire Core Strategy 2015
- West Lavington Neighbourhood Plan 2019

5.5.1 The Salisbury District Plan has been reviewed, as required by transitional arrangements in the Planning and Compulsory Purchase Act 2004 certain policies are saved.

5.5.2 The Wiltshire Core Strategy, is the local plan for the area, it was adopted in 2015

Wiltshire Core Strategy - Local Plan

5.6 The Core Strategy shapes the spatial strategy for Wiltshire and has redefined the settlement hierarchy and settlement boundaries to achieve development in the most sustainable location. Brigmerston has had the settlement removed. However, one for one replacement of dwellings outside the settlement boundary remains acceptable within the Core Strategy and the saved policies of the Salisbury District Plan.

Core Policy 1

5.7 **Settlement Strategy**

5.7.1 The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The site is within the settlement boundary for the village.

5.7.2 Core Policy 57 is appropriate to the consideration of this application.

Core Policy 57

Ensuring high quality design and place shaping

5.8 *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. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.*

Core Policy 58

5.9 **Ensuring the conservation of the historic environment**

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- *nationally significant archaeological remains*
- *World Heritage Sites within and adjacent to Wiltshire buildings and structures of special architectural or historic interest*
- *the special character or appearance of conservation areas*
- *historic parks and gardens*
- *important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

The Neighbourhood Plan

5.10 The West Lavington Neighbourhood Plan was made in June 2019, and therefore forms part of the development plan for this site.

5.11 The NDP defines the settlement boundary for the village and this site is within the boundary.

5.12 Policy BE2 requires "All new development should demonstrate good quality design that reinforces local distinctiveness and complements the fabric of the existing built up area, uses good quality harmonious materials and respects views around the village with reference to the height, scale and density of new buildings."

West Lavington And Littleton Panell Conservation Area Statement January 2003

5.13 This document sets out the key interest in the conservation area. In terms of guidance it advises that erosion of character occurs through the application of standard solutions and the use of inappropriate standard building components: and these should be avoided where possible.

5.14 In terms of commentary on the application site the statement merely says: " Of the more interesting buildings and those that contribute most to the character of the High Street are two groups of brick and thatched cottages further south on the west side and the buildings of Home Farm; Hook's Court and the farmhouse all on the east side."

Village Design Statement

5.15 This Village Design Statement was adopted by Kennet District Council as Supplementary Planning Guidance on 16th September 2004. Supplementary Planning Guidance (SPG) provides guidance on the interpretation and implementation of policies and proposals contained in a Local Plan

5.16 Guidance requires that new buildings should be built in sympathetic relationship with the existing buildings.

Community Infrastructure Levy

5.17 In May 2015, the Community Infrastructure Levy (CIL) came into force locally in Wiltshire. The Council adopted a CIL charging schedule, Regulation 123 list, Planning Obligations Supplementary Planning Document (SPD) and an installments policy for the payment of CIL.

5.18 The proposed outbuilding is less than 100sqm so will under the threshold for CIL liability.

6. Analysis of Planning Issues

6.1 The assessment of a planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) they must also pay regard to the guidance provided by the NPPF as a material consideration.

6.2 The National Planning Policy Framework 2019 (NPPF) retains the presumption in favour of sustainable development. Where policies are out of date in relation to the NPPF planning permission should be granted unless specific policies of the NPPF indicate otherwise.

6.3 The impact upon heritage assets is central to the consideration of the acceptability of the proposal. The proposal is concealed behind the main house and has no visibility in the key street scene identified in the conservation area statement.

6.4 This proposal is compliant with local policy CS 57 with regard to design and CS58 in that it respects the heritage assets. The outbuilding is so minor in scale and sympathetic in design so there is no impact on the heritage assets in this case. The proposal could be described as neutral in this regard.

6.5 In addition to the considerations above are the considerations of a fall-back position in respect of the approved scheme under 17/11961/FUL and 17/12188/LBC . Given this is a live consent (by virtue of partial implementation) that could be implemented as approved without any further permissions at any time this is a material consideration in favour of the proposal.

6.6 In assessing the previous approved garage scheme, the following assessment was set out in the officer's report. "*It is considered that the new garden shed and garage due to their size, location and design, would not have an adverse impact on the significance of the designated heritage asset.*"

Planning Balance

6.7 There can be no significant heritage harm resulting from the proposal given the previous approval for a garage on the site, and the similarity of this proposal. The proposal is policy compliant and meets the requirements of the neighbourhood plan and village design statement being a traditional design solution.

6.8 The proposed development would therefore have a neutral impact on the special interest of the listed building and on its setting. There would be no negative impact on the amenity of neighbouring properties or on highways safety.

6.9 Given compliance with planning policies, and guidance and the benefits of the proposal to the future occupants the applicant respectfully requests that planning permission is granted for this householder application for an outbuilding to serve Home Farm.