DELEGATED REPORT

Application Reference:	PL/2023/05537
Application Type:	Householder Planning Permission
Site Address:	Barn House, Main Road, Christian Malford, Chippenham SN15 4BS
Proposal:	Extension to annex for indoor exercise area, remove existing shed and outbuilding.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the extension of an existing annex to create additional internal habitable space for an indoor swimming pool and gym area. to achieve this to the north of the annex the proposal also seeks to remove an existing store/shed to the immediate north of the annex and garden room to the immediate east.

Householder planning permission is sought for extensions to a residential dwellinghouse annexe and are to provide internal leisure space which would be entirely ancillary to it.

DESCRIPTION/CONTEXT

This application relates to a residential dwelling known as Barn House, Main Road, Christian Malford, Chippenham, SN15 4BS. The site comprises a large, detached, two-storey dwelling with a single-storey range situated within the open countryside. It has a wood boarding, brick and stone finish, with a slate roof. The property was previously an agricultural building, which has been converted into residential accommodation. The local character is low density and rural. The property is set back from the public highway and is accessed via a private lane. Boundary planting provides screening, very minimal boundary treatments.

Part of the site lies within Flood Zone 2. Beanhill Farmhouse to the northwest is Grade II Listed (List Entry: 1199738) and the application site falls within this designated heritage asset's setting. Grade II Listed The Comedy is located approximately 119m to the west.

This application is not covered by any landscape, conservation or ecological designations.

PLANNING HISTORY

PL/2023/02007 - Change of use of land to garden (retrospective). – Approve with Conditions

PL/2022/09635 – Certificate of lawfulness for confirmation of use of land as garden land (Resubmission of PL/2022/06771) – Refuse

PL/2022/06771 - Confirmation of use of land as garden land – Refuse

PL/2022/01094 - Extension to annex for indoor exercise area, move existing shed – Currently invalid.

PL/2022/01090 – Extension to Existing Living Room – Refuse

17/04869/FUL - First floor (storey and a half uplift extension), to existing ground floor accommodation, providing additional bedroom space – Approve with Conditions

14/02648/FUL – Single Storey Rear Extension – Approve with Conditions

N/07/01167/FUL – Addition of Porch/Utility to Entrance – Approve with Conditions

N/05/02322/FUL - Conversion of Covered Parking Area to Ancillary Residential Accommodation – Approve with Conditions

N/03/03151/FUL - Two Storey and Single Storey Extensions To Existing Barn – Refuse

N/03/02294/FUL – Two Storey Extension – Refuse

N/02/01353/FUL – Residential Barn Conversion – Approve with Conditions

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP51, CP57, CP58 , CP67
- Christian Malford Neighbourhood Plan

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Heritage
- Flood Risk

CONSULTATION

Christian Malford Parish Council: Have no comment to make on this planning application.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to neighbouring properties and no representation letters have been received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Core Policy 51 is also relevant as it requires that development should not cause harm to the locally distinctive character of settlements and their landscape setting.

The proposal seeks to remove an existing shed/store and garden room which are adjacent to the annex to construct a single storey extension to incorporate additional internal leisure space for the property (to house a swimming pool and gym area). Since Barn House was converted into a residential dwelling, the property has been altered and extended a number of times, which has resulted in the origins of Barn House as an agricultural barn are no longer immediately obvious.

Whilst on the larger side, measuring approximately 10m in length and 9.5m at the widest point, the design and scale is considered typical for a domestic extension and would be constructed with complementary materials including matching brickwork, blue/black slate roof tiles to match. The proposal would maintain the single-story nature of the existing annex and would be extended with a simply constructed traditional gabled roof. Whilst it would be preferable for the extension to face into the residential curtilage, it is understood that views across the adjacent agricultural paddock/field are desirable. The proposal is considered to integrate reasonably well with its immediate setting and the site overall would not appear overdeveloped. Also, given the limited visibility of Barn House from the public realm and the single storey nature of the addition, there is considered to be no harm to the wider landscape.

It is therefore considered that the use proposed would not be visually prominent within the wider landscape nor would it have an adverse impact on the rural character of the area. It is therefore

considered that the proposals comply with Core Policy 51 and Core Policy 57 of the WCS Development Plan and are considered acceptable.

Residential Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to the nature of the proposal, it is considered that the proposed extension of the existing annex associated with Barn House would not have any unacceptable impacts on the amenity to the nearest neighbouring properties, the closest being approximately 61m to the northwest. The proposal does introduce a fair amount of new built form, but it considered proportionate for the site and its associated curtilage. The fenestration proposed (Bifold doors) are proposed to be east facing, facing away from neighbouring properties. Due to the degree of separation, there is considered to be no unacceptable impacts in terms of overshadowing, loss of privacy or loss of light to neighbouring properties.

The additional internal leisure space would benefit the existing and future occupants of Barn House. In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Heritage

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 of the Wiltshire Core Strategy ensures that Wiltshire's important areas of heritage are protected and enhanced in order for them to continue to make important contributions to Wiltshire's environment and quality of life. These heritage assets include but are not limited to listed buildings and conservation areas. Development in, or near to, these heritage assets is required to be sensitive to the landscape and character, therefore providing development that is considerate and complementary to the historic context.

Beanhill Farmhouse is located approximately 61m to the northwest of the annex, which is Grade II Listed and Grade II Listed The Comedy is located approximately 119m to the west. With respect

to impacts on the nearby heritage assets, due to the appropriate degree of separation, proposal being characteristically domestic in nature, and being positioned to the northeast of the site. The proposed single storey domestic extension would not be atypical feature which would detract from the setting of Beanhill Farmhouse and The Comedy.

For the above reasons, there is considered to be a neutral impact to the setting of the nearby heritage assets in this regard, the proposal would comply with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy, in addition to paragraphs 201 and 202 of the NPPF and Planning (Listed Building and Conservation Area) Act.

Drainage & Flood Risk

Core Policy 67 of the WCS expects all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable. Section 14 of the NPPF expects that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

The Lead Local Flood Authority's standing advice is that no consultation is required for minor householder developments where no change of use is involved. Drainage will be covered at the Building Regulations stage. The Environment Agency has not been consulted on this application because of the nature of the application. The development is close to the edge of FZ2 but not within it.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the Christian Malford Neighbourhood Plan, Wiltshire Core Strategy Policies: CP51, CP57,CP58, CP67 and the NPPF, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the area, host dwelling or neighbouring amenity, nearby identified heritage assets or would increase the flood risk to the wider area. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Floor Plans, Elevations, Block Plan and Location Plan 891/CAM/2021/11
Proposed Floor Plans, Elevations and Block Plan 891/CAM/2021/10 REV A
Flood Risk Assessment - Dated 8th February 2022

Received: 07.07.23

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Barn House, Main Road, Christian Malford, Chippenham, SN15 4BS and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

INFORMATIVE

Any further use of the adjacent paddock for domestic/residential purposes would require separate planning permission.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL