Poulsom

Poulsom Architectural Design and Planning Services

Planning Statement for Land adjacent to Home Farm, no.26 Shaw Hill, Shaw, Melksham, SN12 8EU

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1.0 Introduction and Background

1.1 This Planning Statement is prepared by Poulsom Architectural Design and Planning Services Limited. This statement should be read in conjunction with the submitted application forms and other supporting documentation, including the accompanying drawings.

1.2 The application seeks full planning approval of a detached chalet bungalow with associated parking and works, on land adjacent to Home Farm, no.26 Shaw Hill.



1.3 As indicated in the aerial photograph above, the application site is located amongst residential properties in the village of Shaw.

1.4 The site is located within an enclave of properties just off Shaw Hill on a private track owned by the applicant. Properties in the neighbouring vicinity vary from modern late twentieth century additions, to traditional stone built cottages.

1.5 The application site measures 0.0054ha and is an extension to the garden of Home Farm, no.26 Shaw Hill.

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2.0 Relevant Planning History

2.1 The planning history check revealed that the site has not been subject to any planning applications.

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3.0 The Application Proposal

3.1 The proposal seeks full planning permission for the erection of a detached chalet bungalow and associated works.

LAYOUT

3.2 The scheme has been designed to ensure that the property has the same orientation as the neighbouring properties (no.27 Shaw Hill and Home Farm, no.26 Shaw Hill) on the east side of the track. There is not a particularly established building line, although the properties on the east side of the track are characterised by established frontages, with a mix of hard and soft landscaping. The layout of properties in the immediate streetscene has been mirrored by the proposal.

DESIGN AND SCALE

3.3 In terms of design, there is a multitude of architectural designs in the village of Shaw from differing eras. The two properties to the north of the site are constructed in reconstructed stone and quoins, and have uPVC windows. The scheme has adopted this materials palette to achieve continuity of appearance for this side of the track.

3.4 The scale is modest and suitable for multigenerational living, as per the intention of our client. The Nationally Described Space Standards require a three bedroom, six person property across two floors to be a minimum of 102m^2. The proposed property is 162m^2.

3.5 The Wiltshire Council Cabinet declared a Climate Emergency in February 2019, with the aim of making the County carbon neutral by 2030. The detached garage benefits from an array of PV Panels, to ensure that more renewable energy solutions are used to heat and power the property, in line with the Council's objectives.

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4.0 Planning Policy Considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan. It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within Planning Practice Guidance (PPG).

4.2 Moreover, Section 70 (as amended) of the Town and Country Planning Act states that Local Planning Authorities should have regard to:

a) The provisions of the development plan, so far as material to the application;
b) Any local finance considerations, so far as material to the application; and
c) Any other material considerations.

4.3 The development plan consists of the Wiltshire Core Strategy (adopted January 2015).

4.4 It is understood that Wiltshire Council cannot demonstrate a 5-year supply of deliverable housing sites as required by paragraph 74 of the Framework. Under these circumstances, the decision-taking criteria contained in paragraph 11 of the Framework are engaged. The opening part of paragraph 10 also applies: "so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)". Paragraph 11(d) of the Framework states that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, consent should be granted.

4.5 The NPPF has three overarching objectives of sustainability which are interdependent and need to be pursued to allow opportunities to be taken to secure net gains across each of the different objectives.

The proposal will fulfil a social role by helping to diversify the housing mix, to meet existing and future demands and therefore promoting social cohesion. Housing development contributes to forming a strong, competitive economy through the jobs that are created throughout the construction period. As such, the development performs an economic role.

The scheme seeks to diversify and evolve property within the existing built up village of the protected landscape areas and therefore will help, albeit in a small way, mitigate the need for expansion into more open parts of the open countryside and therefore fulfils an environmental role.

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4.6 The NPPF requires planning policies and decisions to make effective use of land (chapter 11). Given the constraints on the site and the LPA's lack of a 5 year housing land supply, it is concluded that the proposal makes efficient use of land in a sustainable location.

PRINCIPLE OF DEVELOPMENT

4.7 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outlines the Council's adopted strategy which identifies settlements where additional sustainable residential development should take place to improve the lives of all those who live and work in Wiltshire. Under CP15 Shaw is identified as a 'Large Village' in policy terms.

CP2 states that *'within the limits of developments, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages".*

The policies map (map one) demonstrates that the application site is within the settlement boundary for Shaw and therefore the principle of development is established.



Map one: site in relation to the settlement boundary

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DESIGN AND SCALE

4.8 In terms of design, paragraph 126 of the NPPF identifies how the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. (Paragraph 130, criterion c). The proposed scheme respects the area by using materials which are already an integral part of the urban grain, whilst being innovative with new design ideas.

4.9 CP45 of the Wiltshire Core Strategy (WCS) discusses meeting Wiltshire's housing needs. Specifically, it identifies that new housing type, mix and size must be well designed and incorporate different sized homes to created mixed and balanced communities. The design is for a three bedroom chalet bungalow, smaller than the neighbouring properties to make effective use of land and also add a different option in terms of housing mix.

4.10 Core Policy 57 of the WCS requires new development to respond positively to the existing townscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design and rooflines to effectively integrate the building into its setting (criterion iii). Criterion vi of CP57 requires proposals to make efficient use of land to deliver an appropriate development which relates effectively to the immediate setting. There is also a requirement for proposals to have regard to the compatibility of adjoining buildings and uses, the impacts on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy and overshadowing (criterion vii).

The proposal has considered the massing, scale and rooflines of the vicinity and makes effective use of land to deliver an appropriate development. Potential overlooking and impacts on neighbouring amenity have been carefully considered and therefore overall, the scheme is compliant with CP57 of the Core Strategy.

PARKING

4.11 Table 7.1 of the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy requires proposals to provide two parking spaces for 3 bedroom properties. This has been met and is indicated on the Block Plan submitted with the application.

SELF BUILD

4.12 The Government launched new legislation with pertains to self-build and custom build properties. The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires Local Planning Authorities to have a register of individuals who are interested in self-build and custom-build properties.

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4.13 It is understood that Wiltshire Council are not meeting the level of need under the Act and therefore this property will help the LPA in meeting their targets for this area of legislation.

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5.0 Conclusion

5.1 This application seeks full planning permission for the construction of detached chalet bungalow on land which is currently used as garden, in an established residential area of a Large Village, within the settlement boundary.

5.2 The proposal should be considered on its own merits having regard to the presumption in favour of sustainable development which lies at the heart of the government's planning policies contained within the NPPF.

5.3 It has been demonstrated how the proposal accords with relevant policies of the development plan and other material considerations, such as compliance with the NPPF, which weigh in favour of the development.

5.4 In light of the foregoing, and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 14 of the Framework, permission should be forthcoming for the development proposed.

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