CASE OFFICER'S REPORT

Application Reference:	PL/2023/05164
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 July 2023
Case officer:	Stefan Galyas

Site Address:	Vine View, Back Street, Ashton Keynes, Swindon, SN6 6PD
Proposal:	Demolition of existing outbuildings adjacent to the northern boundary of the site. Erection of new outbuilding for ancillary accommodation - to include garden storage, hobbies/studio room and a gymnasium/games room.
Recommendation:	Approve with Conditions

Site Description

The application relates to Vine View, a detached two storey dwelling lying to the north of Back Street, on the edge of the settlement of Ashton Keynes. The dwelling is composed of buff stone brick walls with a concrete tiled roof and uPVC fenestration. The roof has a high pitch with gable ends to the east and west alongside dormers which enable the loft space to be used as additional accommodation. The dwelling is afforded a large plot with a spacious front and rear garden and outbuilding to the rear.

The site is located within the defined settlement framework for Ashton Keynes, identified by the Wiltshire Core Strategy as a large village.

The site is located within the Ashton Keynes Conservation Area and there is a grade II listed building known as ‘The Plough Public House’ located immediately adjacent to the site at its western boundary.

The site and its locality is susceptible to ground water flooding and is located within a food zone two.

Proposal

Planning permission is sought for the development of a single storey outbuilding to provide ancillary accommodation. As part of the development proposal, the existing outbuilding would be demolished.

The proposal would be approximately 18m in length, 6.1m in width and 3m high. External materials would constitute larch vertical boarding, a grey polyroof protect system roof and agate grey uPVC windows and doors.

Policies

Local Context:

Wiltshire Core Strategy (WCS) Adopted 2015

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 13 – Malmesbury Community Area

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 58 – Ensuring Conservation of the Historic Environment

Core Policy 60 – Sustainable Transport
Core Policy 62 – Development Impacts on the Transport Network
Core Policy 64 – Demand Management

North Wiltshire Local Plan 2011 Adopted June 2006
NE14 – Trees and the Control of New Development

Ashton Keynes Neighbourhood Plan Made 2017
Policy HCP1 - Local Character

Ashton Keynes Conservation Area Statement Made 1998

Wiltshire Local Transport Plan 2011-2026
Car Parking Strategy

National Context:
National Planning Policy Framework (NPPF) 2021
Paragraph 2: Achieving Sustainable Development
Paragraph 47: Determination in Accordance with the Development Plan
Paragraphs 110-112: Consideration of Development Proposals
Paragraph 126: Good Design
Paragraph 130: Function and Form of Development
Paragraph 194: Description of Heritage Assets Affected
Paragraph 195: Identification of the Heritage Assets Significance
Paragraph 197: Conservation Areas Determination

Planning Listed Buildings and Conservation Areas Act Adopted 1990
Section 66(1) – Special regard to the preservation of a historic building or its setting
Section 72(1) – Special attention to be paid towards the preservation and enhancement of a Conservation Area

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.
Sections 66 and 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority, in considering whether to grant planning permission and listed building consent respectively, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the same act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area in which the building and land are situated.

Key Issues
Principle of development
Impact on the Character and Appearance of the Locality, Including Heritage Assets
Impact on adjacent neighbouring occupiers

Relevant Planning History
PL/2023/01893 - Proposed Enlargement of Rear Dormer Windows. Approved with Conditions 02/05/23.

Consultation Responses
Ashton Keynes Parish Council: No objection

Representations
There were no representations received in response to the application.

Principle of Development
The principle of developing an outbuilding within the established residential curtilage is generally considered acceptable in principle and in accordance with Core Policy 1, Core Policy 2, Core Policy 13 and Core Policy 57 of the WCS, subject to a range of site-specific considerations and compliance with policies found within the development plan.

Impact on the Character and Appearance of the Locality, Including Heritage Assets
Core Policy 57 of the WCS seeks to secure a high standard of design in all new developments, including extensions, alterations and changing the use of existing buildings. Among other matters, it requires proposals to be sympathetic to and conserve historic buildings and historic landscapes (iv). Core Policy 58 (iii) states that designated heritage assets, including buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance.
Policy HCP1 of the Ashton Keynes neighbourhood plan requires new builds and conversions to use styles, proportions, materials and finishes to be in harmony with their surroundings.
The Ashton Keynes Conservation Statement sets out an appraisal of the Conservation Area. The Conservation Area is described as having an irregular grid of ancient streets without any village green but with a clear focus on the River Thames. The Conservation Area by virtue of its designation, is significant in heritage terms and this significance is likely to arise from its aesthetic and historical value.
The Conservation Area Statement goes on to describe the settlement of Ashton Keynes in separate character areas. The site is located within the character area known as ‘Back Street’. The area is described as having a mix of styles and building styles from different periods of history, with many houses being developed since the 1950s.
It is commented within the Statement that Vine View is afforded a spacious plot and is set back from the roadside. In it’s recommendations for the Back Street area, the Conservation Area

Statement states that no buildings should be permitted in the back gardens of the north side of the road.
The proposed outbuilding would be set within the rear garden, abutting the sites rear (northern) boundary. The proposed development would be located in the area previously occupied by unused stables. The outbuilding therefore is not considered to introduce a building to a previously open area and instead would extend the bult form previously displayed by the stables. The proposal would appear visibly subservient to the host dwelling through its single storey, flat roof appearance. The proposed materials would not give rise to an unacceptable impact on the visual amenity of the locality and would be set in a discrete position in regard to the Conservation Area. Accordingly, the proposal would have a neutral impact on the setting of the Ashton Keynes Conservation Area.
The proposed development would be typical of an outbuilding in appearance and would provide facilities to be used ancillary to the existing dwelling. A condition ensuring the outbuilding remains ancillary and within the same planning unit as the dwelling is considered necessary and relevant in this case.
In light of the above, it is considered that the proposal would have an acceptable impact on the character and appearance of the area including the various identified heritage assets. Accordingly, the proposed development would meet the requirements of Core Policy 57 and 58 of the WCS, Policy HCP1 of the Ashton Keynes Neighbourhood Plan, Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 130, 194, 195 and 197 of the WCS.

Impact on Residential Amenities
Core Policy 57 57(vii) of the WCS stipulates that new development must regard the compatibility of itself to adjoining buildings. The development must regard the impact on amenities to existing occupants and ensure appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing and pollution.
The proposed development would include two windows on its side (east) elevation that would look out towards the adjacent open fields. From Wiltshire Councils Development Portal Map, it appears that these fields are not within the ownership or residential curtilage of the neighbouring property known as Brookfield. Accordingly, the windows on this elevation would not give rise to an unacceptable loss of privacy on adjacent neighbouring occupiers. The proposed windows on the front (southern) elevation would face back towards the principal dwelling on site and would present a reasonable relationship to the existing house.

The impact upon the amenities of the occupiers of relevant neighbouring dwellings and upon the host dwelling have been assessed and found to be acceptable.

Conclusion
It is concluded that the proposed development is acceptable in principle and in design and amenity terms, in accordance with Wiltshire Core Strategy Core Policies 1, 2, 13, 57 and 58, Policy HCP1 of the Ashton Keynes Neighbourhood Plan, Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant paragraphs of the NPPF.
The proposal accords with the adopted development plan and as such, should be granted permission.

Recommendation
That planning permission be GRANTED subject to the following conditions:

Conditions: (4)

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:

Y23-112-1 Existing Elevations and Floor Plan
Y23-112-2 Proposed Elevations and Floor Plan
Y23-112-3 Location Plan
Y23-112-4 Proposed Site Plan
All received 27th June 2023

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 be as stated on the application form and approved plans.

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

4 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Vine View, Back Street, Ashton Keynes, Swindon, SN6 6PD 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.

Informatives: (2)

5 Any alterations to the approved plans, brought about by compliance with Building

Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

6 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website.