Planning Statement (including Heritage Statement and Water Management Statement) by **AddisonRees Planning Consultancy Ltd**

Description: Demolition of existing garage and construction of side extension, together with detached workshop building

Location: Homefield House, Hartmoor, Devizes, SN10 5JS

Applicant: Mr Knapp

August 2023

1.0 Introduction:

1.1 This is a householder application for the construction of a replacement single storey side extension and detached ancillary workshop building to existing residential property Homefield House in Hartmoor.

1.2 As shown on the submitted plans, the proposed workshop outbuilding would be sited to the north-east of the main dwelling.

2.0 Drawings and Plans/Technical Documents Submitted

2.1 The following has been provided for this application:

- KN-PL-01 A Location and Site Plan
- KN-PL-02 A Ground Floor Plans
- KN-PL-03 A Proposed Elevations
- KN-PL-06 Existing Elevations
- KN-PL-07 Existing Elevations 2
- KN-PL-10 Proposed Workshop Plans
- Planning Statement (including Heritage Statement and Water Management Statement)
- CIL Forms

3.0 Overview of Site and Background of Development

3.1 Homefield House, Hartmoor is a detached, brick built dwelling under plain clay tiled roofs, with an attached double garage built of matching facing bricks to the main house and Cambrian Slates to the roof. The site occupies a substantial plot of land, with agricultural land adjoining the domestic curtilage on its western side. There is a large, detached timber clad barn, with a brick plinth and corrugated iron roof to the north, front of the dwelling, which is grade II listed and a separate timber framed, dilapidated, three bay garage building, clad in steel profile sheeting to the north-east of the dwellinghouse. Public Right of Way POTT70 runs outside of the site boundary to the east.

3.2 The property is located just outside of the defined limits of development for Devizes, with neighbouring residential properties located to the north. The site benefits from existing vehicular access off the Hartmoor Road highway in the north-west of the plot.

3.3 The proposals seek to demolish the existing side garage extension and replace with a single storey extension as additional habitable accommodation at the property, together with the construction of a timber clad workshop outbuilding located in the north-east of the plot. The proposed workshop would assist in preserving the existing listed barn on the site by removing some of the activities and storage that is currently undertaken in the barn. The proposed replacement single storey side extension would be finished in external brickwork and roof covering to match (as closely as possible) those used in the existing house. The proposed workshop outbuilding would be finished with cedar cladding above a brick plinth.

3.4 The location and siting of the property can be appreciated in the aerial photo below.



3.5 Whilst the property is not listed, the existing barn on the site is grade II listed. The site is not located within the AONB, the Green Belt or a conservation area.

3.6 The property has been subject to a number of planning applications, as set out below, which includes permission for a detached workshop building in the same location as now proposed:

K/016092 – Conversion of barn to dwelling – Approved with conditions - 18.09.1990.

K/16091/L – Conversion of barn to dwelling, including demolition of lean-to & sheds and rebuilding of one wing – Approved with conditions – 18.09.1990.

K/17506 – Conversion of barn and outbuildings to dwelling – Approved with conditions – 11.07.1991.

K/17504 – Conversion of barn and outbuilding to dwelling – Approved with conditions - 11.07.1991.

K/32780 - Conversion of barn and outbuildings to dwelling. (Renewal of K/17506) – Approved with conditions – 03.06.1996.

K/32775/L - Conversion of barn and outbuildings to a dwelling – Approved with conditions – 03.06.1996.

K/34093/L - Restoration of listed barn including removal of existing lean-to. Construction of single 2 storey family house, stables and storage to replace dilapidated farm buildings – Approved with conditions on 12.06.1997.

K/3094 - Restoration of listed timber frame barn & construction of single 2 storey family house, stables & storage to replace dilapidated farm buildings. Change of use of agricultural – Approved with conditions – 23.10.1997.

K/35512 - Construction of a single two storey family house – Approved with conditions - 09.04.1998.

4.0 Policy Background

Principle

4.1 Part 38 (6) of the Planning Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 The development plan comprises of the Wiltshire Core Strategy together with the Potterne Neighbourhood Plan.

4.3 The property is located just outside of the defined limits of development for Devizes and is therefore classed as within the open countryside based on policy assessment.

4.4 The proposals are submitted under a householder application, and consists of a replacement extension and ancillary domestic outbuilding. The principle of development is therefore acceptable in accordance with the development plan.

4.5 The proposed replacement single storey extension would harmonise with the character, appearance and finish of the main house. As shown on the submitted plans, the proposed single storey side extension would not have any discernibly greater footprint than the existing garage extension it would replace. As a single storey extension, and given the existing ground levels, the proposed side extension would be clearly subservient to the main house. The other associated minor alterations to the existing house as shown on the submitted have also been designed to harmonise with its character and appearance. The proposed extension has been specifically designed in accordance with Policy 57.

4.6 The proposed replacement extension will be well insulated and incorporate significant areas of glazing to benefit from natural heat, light and ventilation, and reduce the reliance on artificial measures in accordance with Policy 41

4.7 Given the domestic scale and traditional, sympathetic finish of the proposed outbuilding, the proposals would not have any detrimental impact on the surrounding built character of the area, and would represent a high-quality development design. With regards to visual amenity, given the predominately residential nature of the surrounding area and the proposed design and use of materials, together with the limited wider views of the site for the outbuilding from outside of the property, the proposals would not have a detrimental impact on the street scene such as it is or wider public views, in accordance with Policy 57. As highlighted above, permission has previously been granted for a domestic workshop in the same position on the site.

4.8 The proposed detached outbuilding, consisting of a simple, low rectangular workshop, with single door and two small windows in the front elevation, is commensurate in size to the existing detached house and plot it would serve, and would be for ancillary domestic purposes only, namely the storage and maintenance of equipment required for the upkeep of the land. The proposed outbuilding would not be readily capable of conversion to residential accommodation, given the proposed size, finish and restricted floor space of such. The proposed outbuilding would be substantially smaller than the existing house, with a lower ridge height and building footprint. The proposals have been sympathetically designed to harmonise with the surrounding built and natural environment.

4.9 The proposed outbuilding has been sympathetically designed to constitute a high-quality domestic outbuilding that both harmonises and compliments the main house and its setting. The proposed outbuilding would be finished with cedar cladding above a brick plinth, with a roof covering to match the style of the existing barn on site. Such finishes are suitable and complimentary to the semi-rural location, and would represent a suitable, high-quality outbuilding that complimented the main house. The size of the proposed outbuilding would not be excessive when compared to the overall size of the plot and the associated main house. The overall design and use of materials is considered to be sympathetic to the listed barn and its setting.

4.10 Both the proposed extension and workshop outbuilding would be seen in in association with the larger main house, and against the backdrop of the adjoining landscaping. This would help limit the encroachment of built development, whilst ensuring that the outbuilding appropriately relates to the main dwelling, being an ancillary and subservient residential building. Given the nature of the proposals; the proximity to the main house; and the restricted height and scale of the floor area; there is no reasonable prospect of the proposed outbuilding being utilised for any purpose other than ancillary and incidental to the main house. In any case, as is the case with the majority of new outbuildings, their use can be suitably controlled by way of condition.

4.11 By virtue of its position; separation distances; and existing retained landscaped boundaries, coupled with the scale and design of the proposals, it is not considered that the proposed outbuilding or replacement outbuilding would have any discernible impact on neighbouring amenity in terms of loss of sunlight/daylight, overshadowing, overbearing impact or loss of privacy. As such, the proposed development is not harmful to neighbouring amenity and would complement the established surrounding residential land uses, in accordance with Policy 57.

5.0 Access and Highways

5.1 No alterations to this existing site access are proposed as part of this application.

5.2 The proposed development does not seek to increase the number of occupants in the property. The site benefits from amply existing parking and turning facilities for a number of cars, which would not be reduced by the proposed development, so that vehicles would be able to turn on-site and leave in a forward gear.

5.3 The proposals would not result in any reasonable increase in vehicular traffic to and from the property. Furthermore, the proposals would allow the installation of an electric vehicular charging point, in accordance with Policy 61.

5.4 The proposed development would not have an adverse impact upon the surrounding highway network; generate significant levels of vehicular movement; or result in any harm to highway safety.

6.0 Landscape and Biodiversity

6.1 The proposed workshop outbuilding would be set on existing hardstanding and closely kept lawn within the existing residential garden, and would not require the removal of any existing landscape feature. Existing landscape features, including the site perimeter hedgerows and in-site trees, are to be unaffected by the proposed development. Given the nature of the proposals, there would be no discernible impact on the landscape character for the area.

6.2 As can be seen in the aerial photograph below, the site for the proposed workshop outbuilding is currently utilised as a veg patch by the applicant to the north-east of the main house. As such, the site does not provide suitable ecological habitat. Similarly, given the nature and condition of the existing garage extension, as can be appreciated in the photographs provided in Appendix A, this also does not provide suitable habitat for bats. The proposals would not pose any threat to any ecological habitat, and can lead to an enhancement in on-site ecological habitat

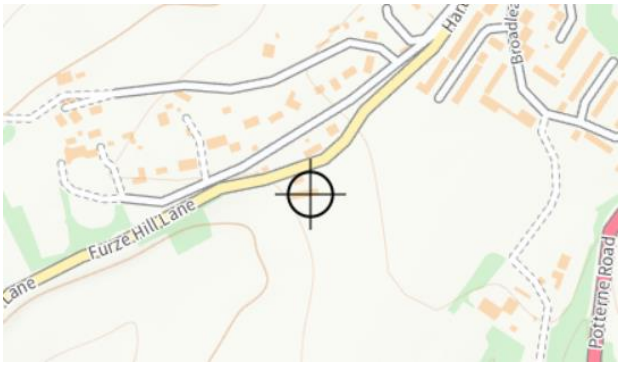
through the provision of a bat box on the south elevation of the proposed outbuilding, in accordance with Policy 50.





7.0 Water Management Statement

7.1 The site is not located within any designated high or medium flood risk zone as shown on the EA mapping system, extracts below. The proposals would not result in any significant increase in the amount of impermeable surfaces on the site. Water butts will be installed to collect run-off from the roof of the extension and workshop outbuilding, for reuse in the garden area, with overflow to soakaway within the site. The proposals have minimal water usage or foul water implications, and would connect to the existing drainage facilities serving the main house, which has more than adequate capacity for any such minimal increased loads.



Rivers



Surface Water

8.0 Heritage Statement

8.1 Whilst the existing house is not listed or located within a conservation area, the existing barn on the site is a grade II listed building, the listing for which reads as below:

ST 96 SE POTTERNE HARTMOOR
4/141 Barn at Hartmoor Farm
GV II

Barn, C18, timber-frame on brick plinth with weatherboarding and Bridgwater tile roof. Three-bay interior with tie-beam and collar trusses and angle struts. Angle braces to tie-beams. At right end a red brick stable with door and gabled loading door at eaves.

Listing NGR: ST9989160358

8.2 The proposed side extension would replace the existing garage extension to the main house, and would not project any closer to the listed barn. The proposed extension has been designed to be a subservient addition that harmonises with the character and appearance of the main house, and would not have any impact on the setting of the listed barn over and above the existing garage extension it would replace.

8.3 The proposed workshop building has been sympathetically designed to represent an ancillary high-quality timber clad domestic outbuilding that is typical for such settings. The proposed workshop outbuilding would not visually compete with or obscure views of the listed barn, being tucked into the north-east corner of the plot adjacent existing boundary landscaping.

8.4 The proposed workshop outbuilding would not impact on the reasons for the listing of the barn, and would preserve the setting of the listed barn on the site. The proposed workshop would assist in preserving the existing listed barn on the site by removing some of the activities and storage that is currently undertaken in the barn.

8.5 As above, permission has previously been granted for a workshop outbuilding in this position on the site.

8.6 The proposals are therefore considered to be in accordance with policies 57 and 58 of the Core Strategy.

9.0 Conclusion

9.1 The proposals seek to construct a replacement single storey side extension to the main house, together with an ancillary workshop outbuilding within the grounds of the existing residential property.

9.2 The proposed development would deliver a high quality designed built environment that harmonises with the surrounding built and natural development, and preserves the setting and significance of the listed barn on the site. The scheme would not have an adverse impact upon the surrounding highway; neighbouring amenity; drainage / flooding or ecology conditions.

9.3 The proposed development accords with policies contained in the development plan, and is considered to represent sustainable development as defined in the Framework.

Appendix A – Photographs











