CASE OFFICER'S REPORT

Application Reference:	PL/2023/05433
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	26 July 2023
Case officer:	Stefan Galyas

Site Address:	The Farm, The Street, Luckington, Chippenham, SN14 6NU
Proposal:	Alteration to House. Development of Barn. Outbuilding conversion to annex. Demolition of Garage. Building of new Garage
Recommendation:	Approve with Conditions

Site Description

The application relates to The Farm, a three-storey detached dwelling containing five bedrooms. The farmhouse adjoins a barn to its western elevation, establishing an 'L' shape in built form. There is a detached two-storey outbuilding contained within the 'L' shape, infilling what would otherwise be a courtyard area. The dwelling is accessed by a private track leading from the highway to the east. The dwellings curtilage and red line extends to the north of this track where a single storey storage barn and garage are positioned. There is an additional outbuilding positioned to the sites south-western boundary.

External materials constitute course Cotswold stone walls, double roman roof tiles and uPVC windows.

The site is located within the settlement known as Luckington, identified by the Wiltshire Core Strategy as a Small Village. There is no defined settlement boundary for Luckington and the site is accordingly considered to be positioned within the open countryside for planning purposes.

The site is located within the Luckington Conservation Area and there is a grade II listed building nearby to the east known as 'Sladbrook House'.

Proposal

The application seeks planning permission for alterations to replace the farmhouses windows, convert the existing barn into residential accommodation including a loft conversion to be used in conjunction with the existing farmhouse. As part of the barn conversion, several new window and door openings would be added.

The existing outbuilding positioned within the existing courtyard would be converted into residential accommodation as part of the development. Finally, the existing garage outbuilding would be demolished, and a new garage would be constructed to the sites north-western corner.

The proposed developments external materials would be composed of Cotswold stone and brick detailing for the walls, imitation Cotswold stone roof tiles, painted timber and powder coated steel windows and doors.

The proposed replacement garage would be 9.8m in length, 5.6m wide, have an eaves height of 2.4m and a ridge height of 4.7m.

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

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
Sections 16(2) and 66(1) – Special regard to the preservation of a listed 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 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
Access and Parking
Other Matters

Relevant Planning History
There is no recent history of planning applications relating to the site.

Consultation Responses
Luckington Parish Council: No objection.

Wiltshire Council Highways Department: It was commented that the Highways Engineer was satisfied with the principle of the development. It was commented that at least one parking space should be provided for an electric vehicle.

Wiltshire Council Archaeology: No objection.

Representations
Representations were received from two local residents who both supported the scheme, commenting that the proposal would preserve and enhance the area.

Principle of Development
The principle of extending residential facilities in association with the existing residential facilities is considered broadly acceptable and in accordance with Core Policies 1, 2, 13 and 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 Area 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.
Paragraph 195 of the NPPF requires that the local planning authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of the proposal.
Paragraph 194 of the NPPF requires that the applicants describe the significance of any heritage assets affected, including any contribution made by their setting. In this case, the application is accompanied by a “Design and Heritage Statement” which provides sufficient information to

understand the impact and scope of the proposals. The requirements of the NPPF are therefore met in this respect.

The National Design Guide (October 2019) states that “to communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character” (Paragraph 44). It adds that “well-designed places and buildings are influenced positively by:

• The history and heritage of the site, its surroundings and the wider area, including cultural influences;

• The significance and setting of heritage assets and any other specific features that merit conserving and enhancing;

• The local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details (Paragraph 47).

The front (eastern) elevation of the farmhouse faces towards the highway and would be visible from the public domain. The existing uPVC windows on this elevation would be replaced by painted timber windows. It is considered that this alteration would be an enhancement to the existing buildings appearance and would be appropriate given the current palette of materials found within the locality and the Conservation Area. Additionally, the replacement of the double roman roof tiles with imitation Cotswold roof tiles is considered appropriate and would assimilate well to its surroundings.

As part of the scheme, the existing garage outbuilding would be demolished at the sites northern boundary and would be moved to the west, blocking up the existing access. The use of Cotswold stone and imitation Cotswold stone roof tiles would relate well to the existing outbuildings on site. Following correspondence with the applicant, it was confirmed that the existing garage was in a poor condition. The brick quoins and coursed stone provide an attractive appearance to the buildings exterior and have some historic merit. However, it is clear from the outbuilding’s eastern elevation that the gable end is unstable and the use of concrete blocks in the lean-to area demonstrate the need for structural reinforcement. Accordingly, it is considered that the loss of this outbuilding would result in a neutral impact on the Conservation Areas significance and the replacement garage would result in a high-quality replacement.

The proposed garage outbuilding would also contain some solar panels to its western roof slope. These would likely be perceivable from an oblique angle from the highway to the north of the site. The solar panels are considered to be set in a discrete position in regard to the Conservation Area and would not appear visually intrusive to its setting.

There is a listed building set to the east of the site and it is considered that the aforementioned alterations would form its setting, looking from east to west. The use high quality materials and finishes would not likely give rise to an unacceptable impact on the listed buildings setting given the existing context. It is also noted that the solar panels would face away from the listed building.

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 and Paragraphs 130, 194, 195 and 197 of the NPPF.

Impact on Residential Amenities

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130(f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible. Furthermore, a high standard of amenity for existing and future users is encouraged among other matters.

The proposed alterations to the two-storey outbuilding contained within the courtyard of the farmhouse and the barn would see the inclusion of two new windows openings on the southern elevation. One window would be positioned at ground floor level and the other at first floor. These windows would look out towards the dwelling's curtilage and garden amenity space. Accordingly, these windows are not considered to give rise to an unacceptable overlooking impact on adjacent neighbouring occupiers.

As part of the barn conversion, several new window openings would also be added. At ground floor and first floor level, windows would be included to the western elevation, looking out towards the neighbouring farm. These windows would look out immediately towards a large agricultural building with a corrugate metal roof that appears to be used for storage. Accordingly, the neighbouring building is not residential and does not provide habitable accommodation. It is considered that these windows would not give rise to an unacceptable loss of privacy.

Accordingly, the proposal is not considered to result in significant harm in regard to loss of outlook, overshadowing or noise impact on neighbouring properties.

Access and Parking

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe. Additionally, Core Policy 62 of the WCS states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

The highways officer has raised no concerns with respect to impact on the wider road network or highways safety. It was commented that the provision of at least one electric vehicle parking space should be included however this matter can be followed up on at the building regulations stage. The proposal is therefore considered to be acceptable in highways terms in accordance with the provisions of Core Policy 62 and NPPF Paragraph 111.

With respect to parking, the proposal would effectively result in an increase in the number of bedrooms from four to six. Core Policy 64 requires that the provision of car parking associated with well-designed new residential development will be based on minimum parking standards. These standards are set out within the Wiltshire Local Transport Plan 2011-2026 (LTP). For a dwelling with four or more bedrooms, Table 7.1 states that a minimum of three parking spaces should be provided.

While the plans submitted as part of the application do not specify the amount of existing parking spaces. The proposal would create three covered parking spaces in the garage area and the parking provision would likely be met given the space provided within the plot.

Access would be altered to the existing dwelling as the previously used access to the north would be blocked up by the repositioned garage in the sites north-western corner. The dwellings access would instead be served by the driveway to the east. In correspondence with the applicant, it was confirmed that the neighbouring farm would be served by the remaining access to the north.

Other Matters

The proposed outbuilding contained within the courtyard of the farmhouse and the barn would provide sufficient accommodation to be used as a separate dwelling to the host farmhouse. However, given the proximity between the outbuilding, the farmhouse and barn it is unlikely that the outbuilding could be turned into a separate planning unit. Nevertheless, a condition ensuring that the outbuilding remains ancillary to the main dwelling is considered necessary and relevant in this case.

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 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:

1 Photographs, Site and Location Plans
2 Existing Plans and Elevations House (A) and Barn (B)
3 Existing Plans and Elevations Outbuildings (C, D, E and F)
4 Proposed Plans and Elevations Outbuilding (C) and New Garage (G)
5 Proposed Plans and Elevations House (A) and Barn (B)
All received 5th July 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 match in material, colour and texture those detailed 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 The Farm, The Street,

Luckington, Chippenham, SN14 6NU 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: (3)

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 should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.