Our Ref: ST/230317/P1

31 August 2023

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sirs,

Section 73. Town and Country Planning Act 1990
Proposal: Minor material amendment to vary condition 2 of PL/2021/11182 to allow for amendments to the design scheme of the replacement dwelling.
At: Meadow Farm Stud, Halfway Lane, Ramsbury SN8 2PP
PP-12301732

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs R Dallas to submit a Section 73 Application to Wiltshire Council in respect of the above. The application has been submitted via the Planning Portal and comprises:

- Completed Application Form and certificates;
- Planning application fee of £234.00;
- Drawing No.1162-01A: Existing Elevations and Roof Plan;
- Drawing No.1162-02A Existing Plans;
- Drawing No.1162-05A: Car Port & Ancillary Accommodation;
- Drawing No.1162-06B: Existing Site Plan;
- Drawing No.1162-08A: Cross Sections;
- Drawing No.230317-02: Proposed Site Plan;
- Drawing No.230317-03: Proposed Floor Plans;
- Drawing No.230317-04: Proposed Elevations;
- Bat Inspection Survey by All Ecology Ltd;
- Dusk Emergence and Pre-Dawn Re-Entry Surveys by All Ecology Ltd;
- CIL Form 1: Additional Information; and
- CIL Form 7: Self Build Exemption Part 1.

1. Introduction

The Proposal Site (the 'Site') is located in the village of Ramsbury, Wiltshire. The site extends to 0.17ha and is located to the edge of the village.

The site currently comprises the existing dwelling of Meadow Farm Stud, garage and associated residential curtilage. Meadow Farm Stud is an existing two-storey dwellinghouse, constructed with treated timber weatherboarding.

The site is located approximately 6 miles north-east of Marlborough and 4 miles north-west of Hungerford.

Meadow Farm Stud is accessed via Halfway Lane (a byway open to all traffic) which links Newtown Road (south) to Whittonditch Road (north).

The site is located within Fluvial Flood Zone 1, with low chance of flooding, and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is not subject to any other local or national designations.

2. Planning History

PL/2021/11182	24.03.2022	Erection of replacement dwelling, car port, landscaping and associated works	Approved
K/4514	16.10.1968	Erection of agricultural dwelling and garage	Approved

3. Proposed Development

This current application is being made under S73 of the Town and Country Planning Act 1990, and seeks to vary Condition 2 of PL/2021/11182, to allow for minor material amendments to the approved scheme. The amendments that are being sought are as follows:

- Removal of rooflights;
- Formation of 3 no. dormer windows to the north elevation;
- Formation of flat roof dormer to south elevation;
- Formation of 1 no. rooflight to side projection;
- Fenestration changes;
- Removal of gable parapet detailing;
- Slight increase in width of dwelling by 0.8m;
- Slight increase in depth of dwelling by 0.4m;
- Reduction in size and height of side projection, and formation of ensuite to FF (1.5 storey);
- Reduction in depth of two-storey rear projection by 0.8m (east);
- Increase in depth of two-storey rear projection by 0.5m (west); and
- Increase in usable second floor space.

The previously approved scheme extended to 374sqm (GIA), while the proposed extends to 4273qm (GIA) – an increase in 53sqm.

This application wishes to vary Condition 2 (approved plans) of planning permission PL/2021/11182 to allow for the approval of a new site plan and design scheme (plans and elevations) which incorporate the above amendments.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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.

For the purpose of this application, the Development Plan comprises the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan** 2011 (LP) adopted June 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) revised July 2021, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

The Ramsbury Village Design Statement is also relevant to the determination of this application.

5. Planning Assessment

Policy CP57 of the CS states '*a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings'.*

The proposed changes comprise minor alterations to the replacement dwelling approved under application PL/2021/11182. Small changes are proposed to the dimensions of the dwelling – comprising an additional 0.8m in width and 0.4m in depth. The approved height will remain as existing, with the existing/approved attic space utilised for residential use.

Within the officer report for PL/2021/11182, the planning officer notes that the approved replacement dwelling was of '*a traditional farmhouse design reflecting local vernacular in style and materials, with the southern elevation having a more contemporary design'*, and that the style of dwelling was reflective of some neighbouring properties. It was concluded that the proposed design would not give rise to harm to the character and appearance of the area.

In terms of residential amenity, the officer report confirms that '*by virtue of the intervening distance to neighbouring properties (the nearest residential property is in excess of 60m to the south-west) there would be no adverse impact on neighbouring amenity in terms of loss of outlook, overbearing effect, overshadowing or loss of light'.*

Further to these comments regarding design and residential amenity, this current S73 application proposes the installation of 3 no. dormer windows to the north elevation (principal). It is considered that the formation of these dormer windows is wholly in keeping with the 'traditional farmhouse' style of dwelling, and not out of keeping with other residential dwellings within the close vicinity. The proposed dormer windows are uniform in size and siting, resulting in a symmetrical front elevation. In addition, the closest residential dwelling is Wootton House – located to the south-west. Due to the orientation of the proposed dwelling, it is not considered that the 3 no. dormer windows will have any impact on the amenity of Wootton House. In respect to the neighbouring dwellings to the north – these dwellings are located over 100m away from the proposed development, so any views would be long distance. Coupled with the existing boundary vegetation, it is not considered there would be any adverse impacts on amenity.

The proposed alterations will not have a materially detrimental impact, either visually or in terms of amenity than what was previously approved. The fenestration changes are deemed acceptable, and provide a more sympathetic south-elevation, albeit more contemporary than the north elevation.

The materials for the dwelling will be Cotswold stone and render, under a slate tile roof. The timber framed sash windows will benefit from a stone surround. A painted timber porch will be located to the north-elevation.

The application site is large enough to accommodate the proposed alterations, allowing continued use of the private amenity space for the future occupiers. There are no immediate neighbours that could be affected by the development through overlooking, loss of privacy or overbearing nature.

List of updated details (with revised plans under this S73 identified in bold):

- **Drawing No.230317-02: Proposed Site Plan**
- **Drawing No.230317-03: Proposed Floor Plans**
- **Drawing No.230317-04: Proposed Elevations**
- Drawing No.1162-05A: Car Port & Ancillary Accommodation

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information, or to make arrangement to visit the site.

Yours faithfully,

Stella Turner MSc

FOWLER ARCHITECTURE AND PLANNING

cc: Clients