CASE OFFICER'S REPORT

Application Reference:	PL/2023/06006
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	18 August 2023
Case officer:	Hilary Baldwin

Site Address:	Land North And East Of 22, Thornhill, Royal Wootton Bassett, SN4 7RX
Proposal:	Proposed Extension To Stable Block
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission to extend an existing stable block. One existing stable bay would be extended and an additional bay added to the south-eastern end of this “L” shaped building where there is currently a hipped roof store area.

The height and depth of the additional stables would match that of the original structure but the extended section would comprise painted blockwork with a matching sheet metal clad roof. Two timber stable doors are proposed on the inner face which would match the existing stable doors.

The current provision is three stable bays and an adjoining storage bay and the proposed would result in three stable bays.

The Site

The application site relates to a parcel of land to the north-east of a terrace of dwellings known as 19-22 Thornhill. The site has an access track from the highway and there is an existing exercise arena to the north of the existing stable block. The equestrian use of the land is well established and is for the private use of the occupiers of No22 Thornhill.

With the exception of the terrace of dwellings, the wider area is characterized by agricultural fields, paddocks and sporadic farm building which are bounded by mature hedgerows and trees. There is no heritage designation on the site and there are no other nearby heritage assets.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 130 - Function and form of development

Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 51 - Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60- Sustainable Transport

Key Issues
Principle of Development
Scale, design and visual impact on landscape
Amenity of Adjacent Occupiers

Relevant Planning History
The planning history on the site reveals that the original stable was granted permission in 2001, together with permission for an exercise arena. In 2004 the arena was granted permission for an enlargement of the arena. Both applications were granted approval but conditional for private use only with no commercial, livery, tuition or leisure rides.

01/02335/COU – Stable block and all weather exercise arena
Approved with Conditions

04/01709/COU – Enlargement of Existing all weather exercise arena
Approved with Conditions

Consultation Responses
Broad Town Parish Council- No Objection

Representations
No Letters of Representation were received in relation to the proposed development.

Planning Considerations and 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.

Principle of Development:
The principle of providing equine facilities within the open and rural countryside is considered acceptable in this instance given the location of the site. It is not considered that a significant portion of agricultural land or grazing would be given over to the facility nor would there be any loss of existing mature hedgerow field boundaries or significant loss of land. The site is not designated within an AONB. Whilst the principle of development may be acceptable, this is subject to site specific assessment and compliance with other relevant policies as contained within the adopted local development plan.

Impact on the Character and Appearance of the Area

The area, with the exception of the directly adjacent terrace of properties, is characterised by open agricultural fields and native hedgerow boundaries to fields and roads. There are rural properties and farms within the vicinity of the site, but these are sporadic in this location. The proposed development would be located to the southern end of the existing stable provision and whilst visible from the highway, this would only be in longer views from the highway to the south and in wider views from rural area. However, the development would be seen against the backdrop of the existing built form on the site. Furthermore, the highway in this location is a rural road which serves a few dwellings and farms in this locality. Such development is not considered untypical in countryside locations and combined with the existing and authorised use of the site is not considered to detrimentally add to the built form on the site.

Whilst the existing stables are timber and the additional bays would have block work elevations, this material is not considered so discordant as to justify a refusal in this instance. The overall scale, matching roofing material and timber stable doors would help assimilate the structure into the site and wider landscape.

Core Policy 51 relates to landscape and sets out that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. The development is located within the existing, small equine facility and adjacent to the applicant's dwelling and there is soft landscaping in the immediate vicinity of the site in the form of a hedgerow to the garden and field boundary. There are also hedgerows with some trees to all the field boundaries and to the highway boundary which would help soften the appearance of the development and help it integrate into the landscape.

No lighting has been proposed and therefore the use of the extended stable would be limited to daylight hours only. A condition to restrict the addition of lighting can be appended to any grant of permission and would allow the local planning authority the ability to assess such matters for any future development. It is noted that the original submission was also granted permission subject to similar a similar condition.

Core Policy 57 of the WCS sets out that a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings and the current proposal is considered to accord with those requirements.

Amenity

The applicant for the submission resides at No22 Thornhill and the existing equine facility was granted conditional approval to limit its use to private use only with no commercial, livery, rides or tuition allowed in relation to the same applicant as that for the current proposal. In this respect, an additional stable bay is not considered to result in detrimental impact to occupiers of that property. Additionally, due to the location of the stable block and the other equine facility, should the owner of No 22 Thornhill change, their proximity to equine facilities is not considered so intrusive as to justify a reason for refusal in this instance.

However, it is considered appropriate that the additional facility is covered by way of a condition to restrict commercial or liveried use, which is in line with the conditional permission granted previously.

It is noted that no letters of representation have been received in relation to the proposed development.

Conclusion
The proposal is considered to represent a reasonable and proportionate addition to the private equestrian requirements and would not unduly impact upon the open nature of the area. Therefore, the local planning authority has determined this application in accordance with the development plan, unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits and in accordance with the core principles of the NPPF, the relevant policies of the adopted Wiltshire Core Strategy and is recommended for approval subject to the following conditions:

Conditions: (5)

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 and documents:

Location Plan. Received on 18 July 2023
Existing Site Plan. Received on 18 July 2023
Proposed Site Plan. Received on 21 July 2023
LPC 568. Existing & Proposed Floor and Elevation Plans. Received on 18 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 be as stated on the application form, approved plans and submitted documentation.

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

4 The development hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety and/or to protect the living conditions of nearby residents.

5 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Informatives: (4)

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 https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

7 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.

8 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.

9 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.