CASE OFFICER'S REPORT

Application Reference: PL/2023/06136
Site Address: New Leaze Farm, East Knoyle, Salisbury, SP3 6AU
Date of Site Visit: 28th March 2022
Publicity Expired: 22nd August 2023
Original Target Date: 15th September 2023
Extended Target Date: 29th September 2023

SITE DESCRIPTION:
The application site is a rural Farmhouse and farmstead located approximately 1 Km from its nearest neighbour and circa 2 Km from the small village of East Knolyle whose parish the site is within. The site is also within the Mere Community Area as part of the designated countryside outside of any settlement boundary as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 17 (Spatial Strategy for the Mere Community Area).

PROPOSAL:
This is a householder planning application seeking to create a multi-car carport on the northeastern edge of the courtyard linking the roofs of the north and east buildings to create a closed square from above plus all associated works.

RELEVANT PLANNING HISTORY:
PL/2022/01453 - Erection of a glazed link extension on the east (courtyard) elevation and installation of new windows on the west elevation. – Approved subject to conditions April 2022

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
C24 Extensions to Buildings in the Countryside
H31 Extensions to Dwellings in the Countryside

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP17 (Spatial Strategy for the Mere Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:

Archaeology – No Objection

- Please note that my comments relate solely to the buried archaeological heritage and not to the historic built environment or landscape, which are matters for your Conservation Officer.

  New Leaze Farm is a farm complex dating from at least the earlier 19th-century, some of the existing buildings being evident on the East Knoyle Tithe Map. This application proposes an extension on the east side of the courtyard. The proposed extension is of reasonable footprint but is still relatively modest in terms of its potential impact on buried archaeological remains. On this basis, I have no archaeological concerns with this proposal and no further action is therefore required as regards the buried archaeological heritage in relation to this application.

Highways – No Objection

- I note the proposals seek a single-storey extension to the existing dwelling to provide a covered car parking area. Whilst I have not highway safety concerns to raise, I recommend you consult the Council's Rights of Way team directly on these proposals, as the site is accessed via footpath EKNO24. The proposals also include moving the existing access gate, which is adjacent to this footpath and the Rights of Way team should ensure they are satisfied with the proposed location.

  As such, I recommend that no Highway objection is raised.

Rights of Way – No Comment

East Knoyle Parish Council – No Comment

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
Saved policy H31 from the Salisbury District Local Plan 2003 states that In the countryside extensions to existing dwellings will be permitted provided that:

a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;
c) The extension would not create, or be capable of creating, a separate dwelling.

Saved policy C24 From the Salisbury District Local Plan 2003 states that:

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. This principle acceptability is however subject to the detail, such as its implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass, will use materials matching the existing buildings, and whilst visible from the public right of way (EKN024) would not appear out of character for the site or the building. The proposed roof structure is to match that of the existing courtyard

structures and is to link with the main dwelling. Overall it is considered that the scale, mass, height and design of the proposed works are acceptable to maintain the character of the existing property, will not be detrimental to the street scene and will not harm the character of the surrounding area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Due to the remote location of the application site and the limited height of the proposals it is considered that there are no tangible effects on neighbouring amenities including the visual amenity experienced by users of EKN024

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property or street scene and would not affect the AONB. Similarly, due to its location, it is considered that the proposal will not affect amenities currently enjoyed by local landowners.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal

RECOMMENDATION:
Approve subject to the following conditions

1. **WA1** 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. **WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

   Application Form & Certificate Received 21st July 2023
   Plans Ref:
   Site Location Plan DWG: 2144_NLF_03_001 Received 21st July 2023
   Proposed Site Layout Plan DWG: 2144_NLF_03_003 Received 21st July 2023
   Proposed East and West Elevations DWG: 2144_NLF_03_200 Received 21st July 2023
   Proposed South and North Elevations DWG: 2144_NLF_03_201 Received 21st July 2023
   Proposed Ground Floor Plan DWG: 2144_NLF_03_100 Received 21st July 2023
   Proposed Roof Plan DWG: 2144_NLF_03_101 Received 21st July 2023

   Materials to be used in the construction of the development hereby permitted as stated and shown on the application form and approved drawings.

   REASON: For the avoidance of doubt and in the interests of proper planning.