CASE OFFICER'S REPORT

Application Reference:	PL/2023/06133
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	06 September 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	Newtown Dairy, Alton Barnes, Marlborough, SN8 4LB
Proposal:	The addition of four roof lights to barn roof: two Velux Conservation Roof Windows GPL to north elevation and two Velux Heritage Conservation Roof Window GCL to the south elevation.
Recommendation:	Approve with Conditions

Proposal and Site Description

The property comprises converted former agricultural buildings set in a relatively remote location isolated from services and facilities. The property is accessed by a driveway from the south. Newtown House is located immediately to the east. Otherwise the property is largely surrounded by open farmland. Tenure of the property was originally tied to Newtown House, and occupation limited to ancillary and holiday accommodation. These restrictions were removed in 2017. Recent applications show the approval of a single storey garden room extension. The site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty.

The application seeks permission for the insertion of two Velux "conservation style' roof lights in the northern roof elevation and two Velux 'conservation style' rooflights in the southern roof elevation. The works require planning consent due to permitted development rights being revoked under a previous planning consent (ref: K39836).

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

- Core Policy 51 – Landscape
- Core Policy 57 - Ensuring high quality design and place shaping

Key Issues

• Design and visual impact.
• Impact on neighbour amenity.
• Impact on the landscape setting of the AONB.

Relevant Planning History

K/19327 - CREATE NEW ACCESS CHANGE OF USE FROM RESIDENTIAL TO BED AND BREAKFAST AND RESTAURANT USE - Approved
K/39836 - Conversion of part of barn to form residential accommodation and erection of single storey 'skilling'. - Approved
E/10/1396/FUL - Erection of storage building for game-keeping equipment - Approved
17/02387/VAR - Removal of Condition 4 of planning permission K/39836 to remove the occupancy requirement for the additional residential accommodation - Approved
17/04823/106 - Removal of Section 106 Agreement relating to planning permission K/39836 to remove the covenant for no selling, leasing or otherwise disposing of the additional residential accommodation or any part thereof separately from Newton House or part thereof - Approved
18/01343/FUL - Rear single storey sun room extension - Approved

Consultation Responses

Alton Parish Council - One letter received requesting an extension of time to comment, The request was granted but no further comments were received.

Representations

None received.

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.

<u>Design and Visual Impact:</u>

Core Policy 57 of the Wiltshire Core Strategy states that *"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality."* Proposals should seek to enhance local distinctiveness

and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

The proposed works are relatively minor, seeking to insert 4 no. roof lights which will be of the same design and colour as those already in situ. The works will not significantly alter the property and are in keeping with the existing character and style of the dwelling. As such, the alterations are considered to comply with the requirements of CP 57 of the WCS.

Neighbour Amenity:

The proposed rooflights will be placed at a height which will not allow for a clear line of sight from within the building. This, coupled with the separation distance and siting of any nearby neighbours, will ensure there is no risk of overlooking or loss of privacy as a result of the works., Neighbour amenity will therefore not be harmed as a result of the proposal.

Landscape: Impact

CP51 of the WCS proposes 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 site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). However, as the development involves a relatively minor alteration to this established property, no harm will be caused to the landscape setting of the AONB.

Conclusion:

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (2)

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:

Doc Title: Application Form.
Drg Title: Location Plan. Drg No: 02. Received: 09/08/2023.
Drg Title: Existing and Proposed Elevations and Roof Plan. Drg No: 01. Received: 09/08/2023.
Doc Title: Velux Heritage conservation roof window, GCL, Glazing 01. Produced by Velux. Received: 21/07/2023.
Doc Title: Velux Heritage conservation roof window, GPL, Glazing 70. Produced by Velux. Received: 21/07/2023.

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