**DESIGN, ACCESS & HERITAGE STATEMENTS**

SUBMISSION FOR CHANGE OF USE FROM AGRICULTURAL LAND TO RESIDENTIAL AMENITY [GARDEN] & CONSTRUCTION OF SMALL GREENHOUSE

HOME FARM COTTAGE
OARE WILTS SN8 4JA

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## 1.0 INTRODUCTION

The information included within this statement is intended to assist the Planning Officer in making their decision.

The Statement assesses the site and its context by considering the physical, social, economic and planning situation.

## 2.0 PROPOSAL

The proposal includes:

**a] Change of Use:** for area of land deemed to be Agricultural Land that has been used as a garden & amenity areas for Home Farm Cottage for 38+ years.

**b] New Greenhouse:** New Aluminium framed greenhouse [3.6m x 6.5m].

## 3.0 BACKGROUND INFORMATION

Home Farm Cottage has been owned by the applicant since 1995 and has been let to tenants since its purchase. Prior to that the land was owned by Mrs Drury since 1986 and has been used as part of the garden and amenity to Home Farm Cottage ever since and may have been used as such before. There are already 2 non-agricultural buildings on the site, a garage and a general purpose shed and part of the area is gravelled and used as parking for the house.

## 4.0 ASSESSMENT OF THE SITE & ITS CONTEXT

### 4.1 PHYSICAL SITUATION – THE CONTEXT

Home Farm Cottage is set within a plot of approx. 0.76acre [3062m2] on the north-east extent of Oare which is defined as a small village within the Wiltshire Core Strategy [WCS] [2015] and is within the North Wessex Downs Area of Outstanding Natural Beauty [AONB] and within the Countryside Character Areas: Berkshire and Marlborough Downs [Code 116] and the Landscape Character Assessment County: Greensand Vale, Area Code 15A, Area Name Vale of Pewsey.

The plot currently is deemed to have 2 uses, the north west section is 0.43acre [1753m2] under Agricultural Use; the south east section is 0.33acre [1309m2] under Residential Use.

FIG 1: Location Plan showing existing Home Farm Cottage plot division of Use Classes :

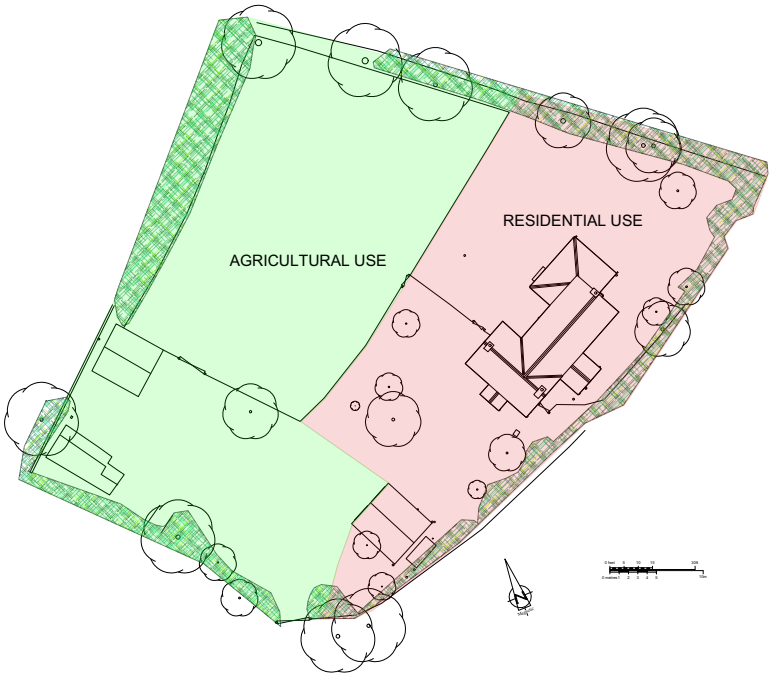
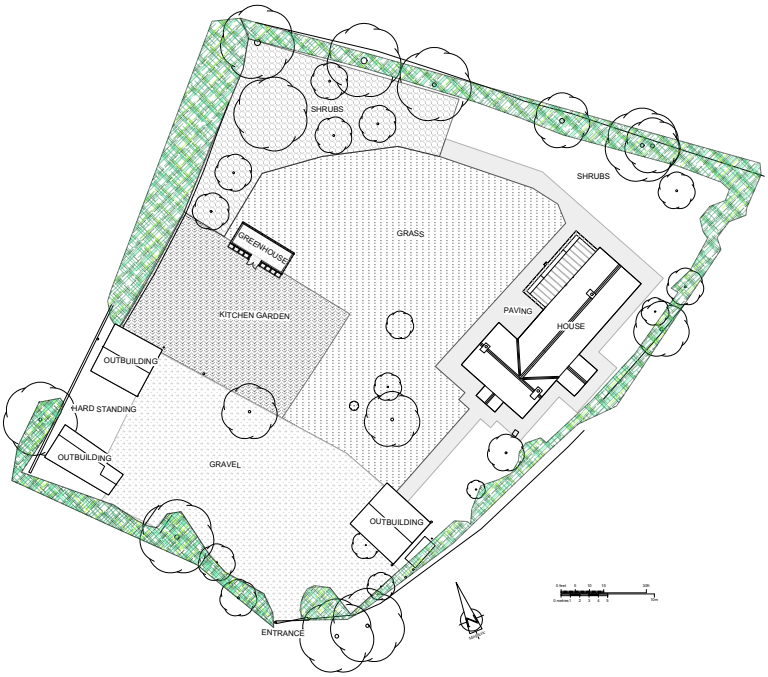



FIG 2: Location Plan showing unified plot of Home Farm Cottage plot as Residential Use with new greenhouse :



### 4.2 PHYSICAL SITUATION – THE SITE

Home Farm Cottage is set to the north-east edge of Oare and is accessed by Pound Lane and The Ox Path. The property faces onto open country owned by the Applicants to the north and east, with neighbouring buildings on the other two sides. There are no overlooking issues due to established tree planting on the shared boundaries.

FIG 3: Aerial View




### 4.3 ACCESS & VEHICLE MOVEMENTS

There is no change to the entrance to the site.
The number of parking spaces and garaging remains the same.

## 5.0 POLICY CONTEXT

### 5.1.1 WILTSHIRE CORE STRATEGY (WCS)(2015)

CORE POLICY 51 – LANDSCAPE
CORE POLICY 57 – ENSURING HIGH QUALITY DESIGN & PLACE SHAPING
CORE POLICY 58 – ENSURING THE CONSERVATION OF THE HISTORIC ENVIRONMENT

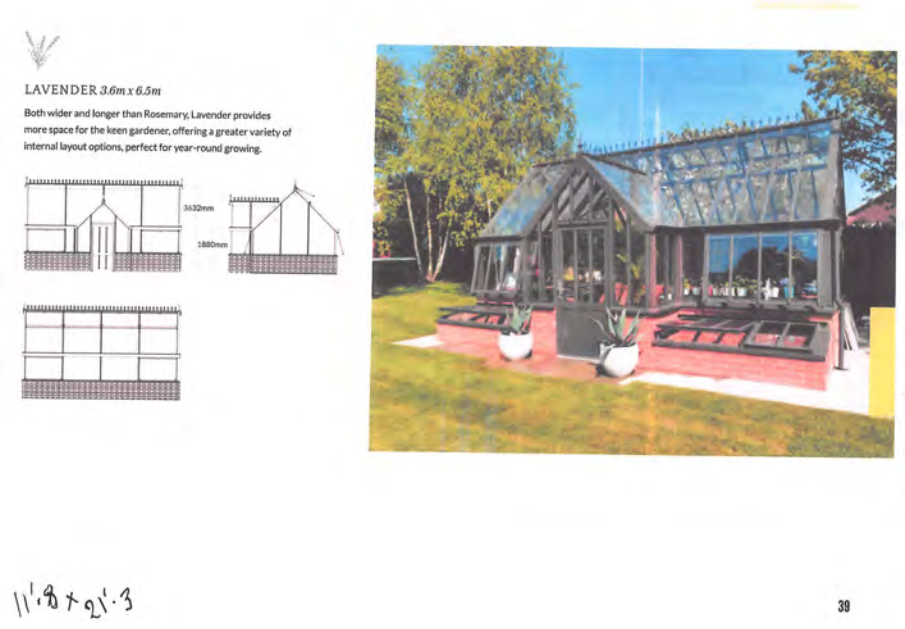
IMPACT ON VIEWS FROM THE HIGHWAY:
The property is not visible from the highway.

IMPACT ON VIEWS FROM OARE VILLAGE & NEIGHBOURING PROPERTIES:
None.

## 6.0 DEVELOPMENT & DESIGN

The Greenhouse is an aluminium framed traditional type structure set on a brick dwarf wall.

FIG 4: Greenhouse design




## 7.0 ENVIRONMENTAL DESIGN STATEMENT

We aim to:

- Design out waste from the outset;
- Minimise the energy used during the construction phase of the development through careful project planning;
- Use reusable and recycled materials.

## 8.0 PHYSICAL CONTEXT OF THE DEVELOPMENT

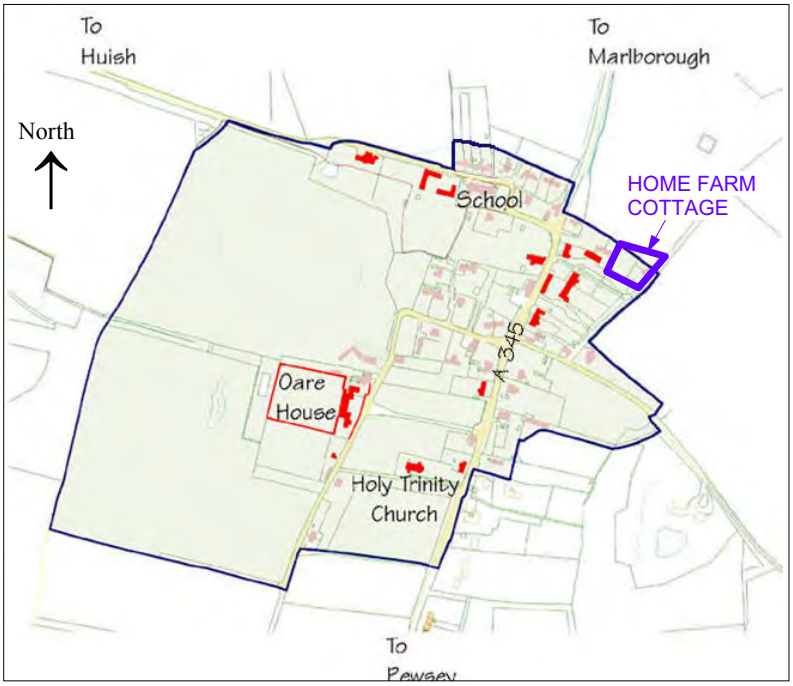
The area deemed ‘Agricultural Use’ is uniformly grass with some small trees and bushes which have minimal habitat for wildlife and biodiversity. There is no woodland immediately bounding the property and the property has been continuously occupied so there is no impact on the local arboricultural and ecological habitat.

## 9.0 HERITAGE & SOCIAL CONTEXT OF THE DEVELOPMENT

The property sits within the Oare Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty, consideration has been given to

the Oare Conservation Area Statement, the National Planning Policy Framework Section 16 and Wiltshire Core Strategy CP 57 & 58.

FIG 5: Oare Conservation Area Plan showing listed properties in red & Home Farm Cottage boundary in purple:




The site straddles the north-east boundary of the Oare Conservation Area, the boundary passing through the centre of the existing building.
Prior to the construction of Home Farm Cottage in 1957 the site was originally part of Home Farm which has a Grade 2 Listed Barn.

The boundary to the North West of Home Farm Cottage has an established row of mature Leylandii trees [approx. 5+ metres].

The Barn has a later, unlisted residential barn type building running immediately alongside it and a smaller similar structure sited perpendicular between the Barn and the boundary of Home Farm Cottage. These two buildings and the Leylandii trees mask the Barn from any views from the local area save the upper section of the corrugated iron roof and clouds any interpretation of the original intent and context of these Listed buildings.

As a result of the existing development immediately adjacent to the Barn the change of use to the land belonging Home Farm Cottage and construction of a small greenhouse will not impact on the context and situation of the Barn due to there being no visible evidence of a historical connection between the remains of the original farm, Home Farm Cottage and the Listed Home Farm buildings.

## 10.0 ECONOMIC CONTEXT OF THE DEVELOPMENT

Local materials will be sourced and local businesses used for the construction.

## 11.0 CONCLUSION

The land has not been used for agricultural purposes for at least 38 years and has no potential to be used as such due to its location therefore there is no understandable reason as to why it should not given over to the residential amenity for Home Farm Cottage as a garden, kitchen garden and siting for a greenhouse.

# 12.0 APPENDIX

## 12.1 SITE PHOTOGRAPHS

**View 1** – Aerial view of property:



**View 2** – View looking north



**View 3** – View from garden of property:



**View 4**– Outbuildings:



**View 5**– Aerial view towards village:

