CASE OFFICER'S REPORT

Application Reference:	PL/2023/06421
Application Type:	Householder planning permission
Consultation ends:	6th September 2023
Original Target Date:	4th October 2023
Extended Target Date:	13th October 2023
Case officer:	James Repper

Site Address:	The Long Barn, Fisherton De La Mere, Warminster, Wilts, BA12 0PY
Proposal:	Proposed change from residential storage (approved under 18/11741/FUL) to residential annexe.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site relates to one residential property in a development of converted barns. The barn, which is located within the AONB and forms part of a historic, but unlisted, farmyard, was granted permission for residential use in 2011. The curtilage of the barn comprises the middle section of the farm yard and is enclosed by a stone wall, with other converted barns located around the outside. The site is located close to but outside the settlement of Fisherton de la Mere and is immediately north of the A36. The site is considered to be in the countryside as the settlement is considered too small for a settlement boundary, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area)

PROPOSAL:

This is a householder planning application proposing the conversion of the storage building granted under application 18/11741/FUL into an ancillary annexe associated with the application site plus any associated works.

RELEVANT PLANNING HISTORY:
18/11741/FUL - Erection of detached triple-bay garage, refurbishment of existing outbuilding and enclosure of borehole – Approved Subject to conditions June 2019

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

Planning (Listed Building and Conservation Areas) Act 1990
S66 (Special Considerations Affecting Planning Functions)
S72 (General Duties of Planning Authorities)

Wiltshire Core Strategy:

CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Cranborne Chase Partnership Plan (2019-2024)

REPRESENTATIONS:

Conservation – No Objection

- The heritage significance of the yard buildings lies in the historic relationship with the grade II listed farmhouse to the east and their traditional form and materials. The proposal is to replace a mid-C20 concrete-block shed with a new building of nearly identical form to that approved in 2018. I would request the use of a rooflight that lies flush with the slates and has minimal visible frame - ideally a model could be agreed now rather than by condition. Aluminium would seem a far better quality material for the windows and doors on the west side - the frames would have narrower face dimensions and could be powder-coated grey so that they blend in more than white upvc.

I see no cause for concerns with regard to the character of the yard (as an undesignated heritage asset) nor for the setting of the listed building.

Highways – No Objection

- The site benefits from adequate off street parking to met Wiltshire's current parking standards and the existing vehicle access is not proposed to be altered as part of this application.

Wylye Parish Council – No Comment

Letters – One letter of response was received from the occupiers of the Manor in relation to the Ordnance survey base maps not having been updated since the previously approved buildings were constructed and concerns over the pressure on the bore-hole water supply

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.

Guidance from the Cranborne Chase Partnership Plan 2019-2024 states:

Extensions to existing permanent buildings are only supported where:

i. the proposed extension does not materially impact on the special qualities of the AONB, especially through its height or bulk; and

ii. the size and scale of the proposed extension is not disproportionate to the existing building; and

iii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing.

iv. The size and scale of any garage or outbuilding within the curtilage of a dwelling in the AONB and its setting must be proportionate to the dwelling.

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:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In addition, Section 16 of the Act states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal causes 'substantial harm', 'less than substantial harm' or no harm to the asset.

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. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life.

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 and will utilise the previously approved storage building by conversion into an ancillary annexe to the main dwelling. planning permission is only required to agree on the details of the altered fenestrations to make the building habitable. It is considered that the proposals would not significantly alter the status quo in terms to the appearance of the yard and there would be no harm caused to the setting of The Manor which is a listed building. As per the conservation officer's comments, details have been supplied relating to the new doors, windows and rooflights.

Overall the proposals are considered to be acceptable and would maintain the character of the application site and its near neighbours.

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 arrangement of neighbouring properties and the limited alterations to the application site, it is considered that there is no harm to the enjoyment of neighbouring amenity space.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property heritage assets or street scene. Similarly, due to its location and scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

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.

Conditions: (4)

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:

Application Form & Certificate Received 31st July 2023
Plans Ref:
Location Plan Received 9th August 2023
Proposed Site Plan Received 9th August 2023
Proposed Elevations DWG: 2342:04 Received 31st July 2023
Existing & Proposed Floorplans Received 31st July 2023
Product Datasheet Rooflights DOC: Glazing 01 Received 17th August 2023

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

3 Notwithstanding the submitted plans (2342:04) the doors and windows to the west side shall be grey powder-coated Aluminium.
REASON: For the avoidance of doubt and in the interests of preserving the settings of nearby heritage assets and proper planning.

4 The converted annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as The Long Barn, Fisherton De La Mere, BA12 0PY and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.