CASE OFFICER'S REPORT

Application Reference:	PL/2023/06541
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 August 2023
Case officer:	Tim Furmidge

Site Address:	Scots Smith Farm, Sodom Lane, Dauntsey, Chippenham, SN15 4JA
Proposal:	Convert and extend outbuilding into annex to be enjoyed for family members only.
Recommendation:	Approve with Conditions

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Site Address: Scots Smith Farm, Sodom Lane, Dauntsey, Chippenham, SN15 4JA.

Case Officer: Timothy Furmidge

Publicity Expiry: 27/09/2023.

Application Expires: 31/08/2023 (EOT 10/11/2023).

Site Description

The application site comprises a residential plot in the dispersed settlement of Dauntsey. The dwelling, known as Scots Smith Farm, is a two-storey brick-built house with a stone slate tiled gable ended roof, with a substantial rendered two storey extension, the roof of which is covered with interlocking clay tiles.

The plot and curtilage are large (red line same as in approved application PL/2021/11704) and has several outbuildings, most of which are close to the host dwelling. These are constructed of painted rendered and part red brick walls under an interlocking red tiled roof. One of these building close to the road to the north, is the subject of this application.

Proposal

The application seeks consent for the conversion and extension of the existing outbuilding into annex/ancillary accommodation, for the enjoyed of family members of the applicant only. The store/outbuilding conversion would involve the extension to the east of the building by 3.3m in depth by 5.08m in width, to a max height of 4.66m, to match the existing size and shape of the building, including half (Suffolk) hips. The interior would contain a kitchen/dining area, lounge/store/shower room and one bedroom, with alterations to some of the fenestrations and insertion of bi-fold doors in the extended eastern elevation, with four rooflights inserted into this

part of the roof. All materials would either match or be sympathetic to the materials used on the existing property and outbuilding.

Policies
National context:

National Planning Policy Framework 2021 (NPPF)
Planning Practice Guidance (guidance on the policies contained within the NPPF)

Local context:

Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60- Sustainable Transport

Planning History
Note that the below is not necessarily an exhaustive list and only includes those applications deemed to be of relevance to the current proposal.

PL/2021/11704 - Erection of a 2-storey extension to the rear of the property - (same redline location plan)

CONSULTATIONS

Dauntsey Parish Council:
No objection.

Highways Officer:
Based on the information provided, I am happy to offer no highway objection subject to the annex being linked to the main residential dwelling.

REPRESENTATIONS
No representations have been received for this application.

Key issues
- Principle of development
- Impact on the character, appearance and visual amenity of the locality
- Impacts on residential amenity
- Impact on highways/parking requirement

ASSESSMENT:
Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy

(WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); and the Wiltshire Housing Site Allocations Plan (WHSAP) (adopted February 2020).

Principle of development:
The principle of extending this existing dwelling in the countryside is acceptable, subject to matters of design in accordance with Core Policy 57 of the Wiltshire Core Strategy.

Impact on the character, appearance and visual amenity of the locality:
The proposed development is small in scale and relates well to the existing outbuilding and adjacent nearby dwelling and does not suggest that the property is being overwhelmed, as the cumulative effects of the proposal, which would remain subordinate to the outbuilding/host dwelling and its site. The single storey extension would project out from the rear eastern elevation and would sit satisfactorily within the existing outbuilding and would leave sufficient amenity space within the rear garden. The continued use of half 'Suffolk' hips at each end of the roof's gables would ensure that design would still match that of the existing outbuilding.

The proposed materials would either match or be sympathetic to the materials used on the existing property and outbuildings. The development will therefore have no significant overbearing impact or significant loss of residential amenity to local estate area or to the surrounding public realm.

The Applicants have stated that the use would be for an annexe for the applicant's family only. This would have to be an ancillary use to the main dwelling on site and not for a separate unit of accommodation, to be acceptable in-line with policy. A condition will therefore be attached to ensure this remains as an ancillary accommodation to the main dwelling and does not become a separate dwelling in its own right.

Overall, in terms of scale and design and subject to condition, the proposal is considered to have complied with Policy CP57 of the WCS.

Impacts on residential amenity:
There is only one immediate residential neighbour to the south-eastern side of the site at Scots Farm-Yard. There one further nearby residential dwelling to the north-east at No.50 Sodom Lane, but this is across the road and cannot be seen from the site due to tall and dense foliage on the road boundary side. The proposal would include the insertion of a large Bi-folding set of glazed doors on the eastern elevation, which faces toward the eastern neighbouring boundary with Scots Farm-Yard. However, due to the distance of this proposal of over 23m away and that there is fencing and dense foliage/trees on this shared boundary, this would ensure that there would be no significant loss of privacy or overlooking to the neighbouring property and their private amenity spaces. There would also be no amenity issues with the property to the south-east as they have no windows that overlook this part of the site and are in fact just barns for Scots Farm-Yard, which form part of the southern boundary of the site.

Therefore, due to its sympathetic and subservient design, it is considered that this proposal would not increase loss of light or outlook significantly and would maintain residential amenity to the north-eastern and south-eastern neighbours. No other nearby neighbours would be impacted upon by this proposal.

It is worth noting that no representations or objections have been received from local residents. The proposal is therefore considered to have complied with Policy CP57 of the WCS.

Impact on highways/parking requirement:
The proposed conversion of the outbuilding/store to accommodation for use as a guest annex would not decrease the amount of parking available on site. The use of the building would be for family members and would only increase the number of bedrooms by one. The Highways officer was consulted and commented that "based on the information provided, they were happy to offer no highway objection, subject to the annex being linked to the main residential dwelling (by condition)". Therefore, in the light of this comment, it is considered that there would be no further impact to the adjacent highway or to highway safety, than already exists from this site. The proposal is therefore considered to have complied with Policy CP60 of the WCS.

Conclusion:
The proposal will result in no unacceptable impacts to the setting of the residential character of the locality or to neighbouring residential amenity. The proposal is acceptable and on balance in accordance with the development plan and so should be granted permission. In addition, it will not cause further harm to the highways/parking requirements and the amenities enjoyed by the occupants of the surrounding properties and area and therefore in accordance with CP57 and CP60 of the WCS and the NPPF.

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 development:

Location Plan & Site Block Plan Dwg: 02 Rev 2 – Rec: 1st November 2023
Existing and Proposed Elevations & Floor Plan Dwg: 01 Rev 2 – Rec: 1st November 2023

REASON: For 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 in material, colour and texture to those detailed on the

application form and approved plans.

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

4 The residential accommodation contained within the extended outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Scots Smith Farm, Sodom Lane, Dauntsey 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.

Informatives: (2)

5 INFORMATIVE TO APPLICANT:
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.

6 INFORMATIVE TO APPLICANT:
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.