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ATLAS
PLANNING GROUP

PLANNING STATEMENT

The Summer House at The Old Barn, Middle Coombe, SP7 9LX

November 2023

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by Atlas Planning Group in support of a planning application that seeks permission (retrospectively) for a replacement summer house at The Old Barn, Middle Coombe.

1.2 The Statement will assess the development proposal in the context of adopted national and local planning policy that is set out in the National Planning Policy Framework, as well as Wiltshire's Development Plan Documents respectively.

2. SITE DESCRIPTION

2.1 The Lake House at the Old Barn, Middle Coombe, subsequently generally referred to as 'the site', is located approximately 2.5 miles to the east of Shaftesbury town centre.

2.2 The application site is limited to the north-east corner where there is a summer house within the wider plot of The Old Barn.

2.3 The site is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) but not within a Conservation Area.

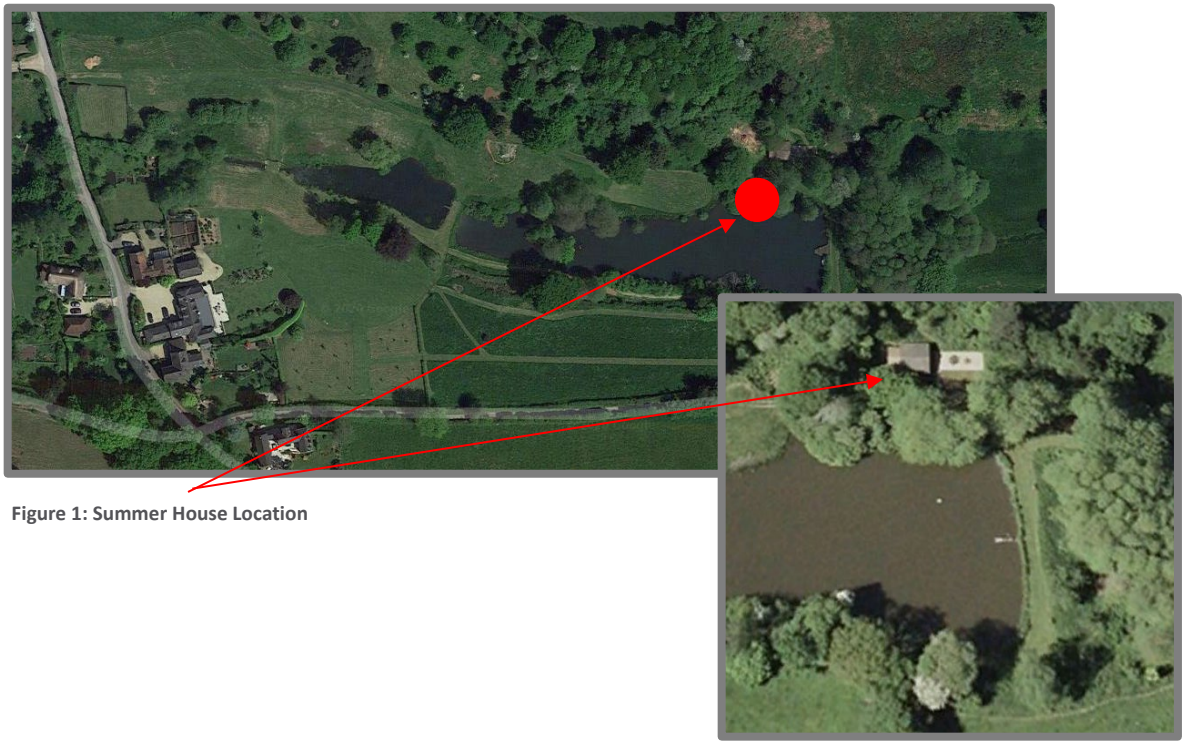

Figure 1: Summer House Location

3. PLANNING HISTORY

3.0 According to Wiltshire's online planning records, the planning history of the site is limited to the following applications. Aerial imagery also confirms a summer house has been on site since at least 2002.



Figure 2: Google Earth Pro Image from January 2002

LDC – PL/2021/04463

3.1 In 2021 a certificate of lawfulness was granted to demonstrate the Lake House building was lawful.

PLANNING APPLICATION – 20/09950/FUL

3.1 An application was refused in January 2021 for the conversion of the lakeside building into a residential dwelling. The application was subsequently dismissed at appeal.

4. THE PROPOSAL

4.1 The description of development is as follows:

"Replacement of existing summerhouse (retrospective) and associated works".

4.2 The building is the same size and in the same location as the original summer house and the applicants will accept a planning condition to ensure the building is only ever used for incidental purposes to the main dwelling.

4.3 The original summer house was rotting and the previous retaining wall was of timber construction which had failed and was leaning. As such, this has been removed and replaced with more appropriate Gabion baskets supporting a solid bank.



Figure 3: Before and After images of the summer house

5. PLANNING CONSIDERATIONS

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for determining planning decisions is the Development Plan. For Wiltshire Council this is comprised of the Wiltshire Core Strategy (2015) and a number of saved policies from the Salisbury District Local Plan (2011).

5.2 The National Planning Policy Framework (NPPF) (2023) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.

5.3 The policies and guidance contained within the statutory DPD and all other relevant material considerations have informed the design process to ensure that the proposal is appropriate.

PRINCIPLE OF DEVELOPMENT

5.4 As a householder application, proposals within the existing residential curtilage are broadly acceptable where they accord with the provisions of CP57 of the WCS.

5.5 For the avoidance of doubt, a summer house has existed in the same location since at least 2002.

5.6 As mentioned, a planning condition, and if necessary, a legal agreement can be used to control the use of the summer house and to ensure it remains incidental to the use of the main dwelling known as the Old Barn. Indeed, the electrics and water are provided by the Old Barn.

IMPACT UPON CHARACTER OF THE AREA

5.7 The site is within the Cranbourne Chase & West Wiltshire Downs AONB. Paragraph 172 of the NPPF attaches great weight to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to these issues. Wiltshire's Core Policy 51 states, inter alia,

"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".

5.8 Section 12 of the NPPF is concerned with achieving well designed places. Additionally, Core Policy 57 sets out how*, "a high standard of design is required in all new developments, including extensions…Development is*

expected to create a strong sense of place through drawing on the local context and being complementary to the locality".

5.9 Although within the AONB, the site is not within a Conservation Area and there are no nearby designated heritage assets. The nearest listed building is Grade II Listed Priory Cottage circa 300m to the north west, however this property is well screened and contained by vegetation so there is not considered to be any adverse impact to the heritage asset or its setting.

5.10 As shown by the extract below taken from Wiltshire's Public Rights of Way Map, there are no near public rights of way nearby and owing to the surrounding topography the building is discretely positioned within the landscape.

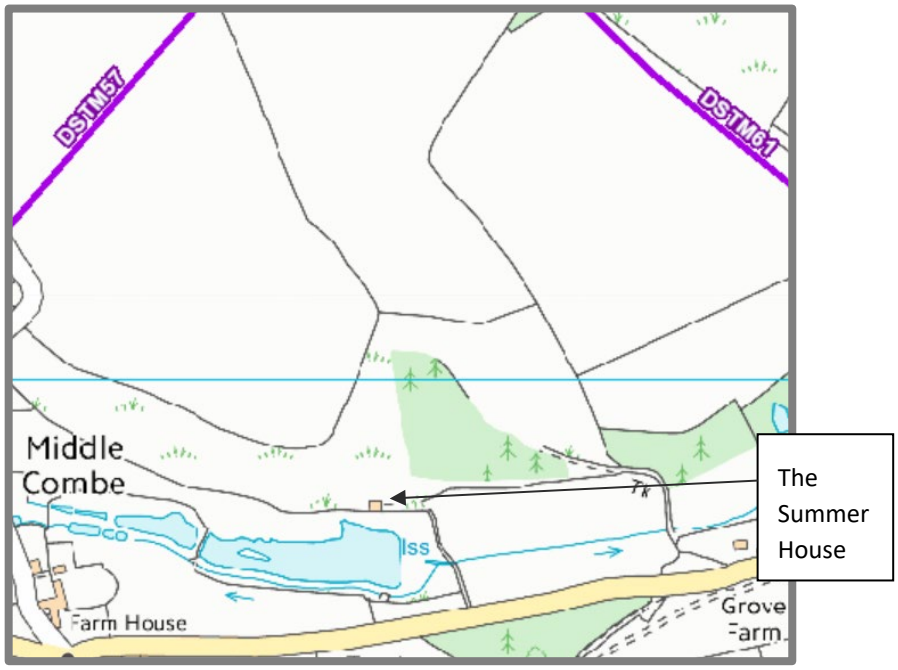

Figure 4: Wiltshire's Public Rights of Way map extract

5.11 The replacement summer house is in exactly the same location as the previous summer house, which had been in place for over twenty years. The new summer house is discreet and the cedar walls and cedar shingle roof has been used to ensure it is a like for like replacement (including size).

5.12 The drone image below shows how the summer house blends seamlessly into the surroundings, over time the cedar will have more of a silver appearance (which would be more similar to the previous summer house):



Figure 5: Drone image showing summer house

5.13 Overall, the replacement summer house has been built using the same materials as the old summer house but has been built from scratch to ensure the building is usable and watertight. It is very clearly of high quality and will not detract from the special qualities of the AONB.

ARBORICULTURAL

5.14 An earlier application at the site was accompanied by a Tree Survey and, as shown below, the closest root protection area to the summer house is that of T1, a category C cherry tree which has been retained.

5.15 As discussed above, the building has been replaced on the same footprint, and the timber retaining wall to the north of the building has been replaced with a no-dig gabion basket wall in the same location. As such, the proposal will not result in any impact on existing trees.

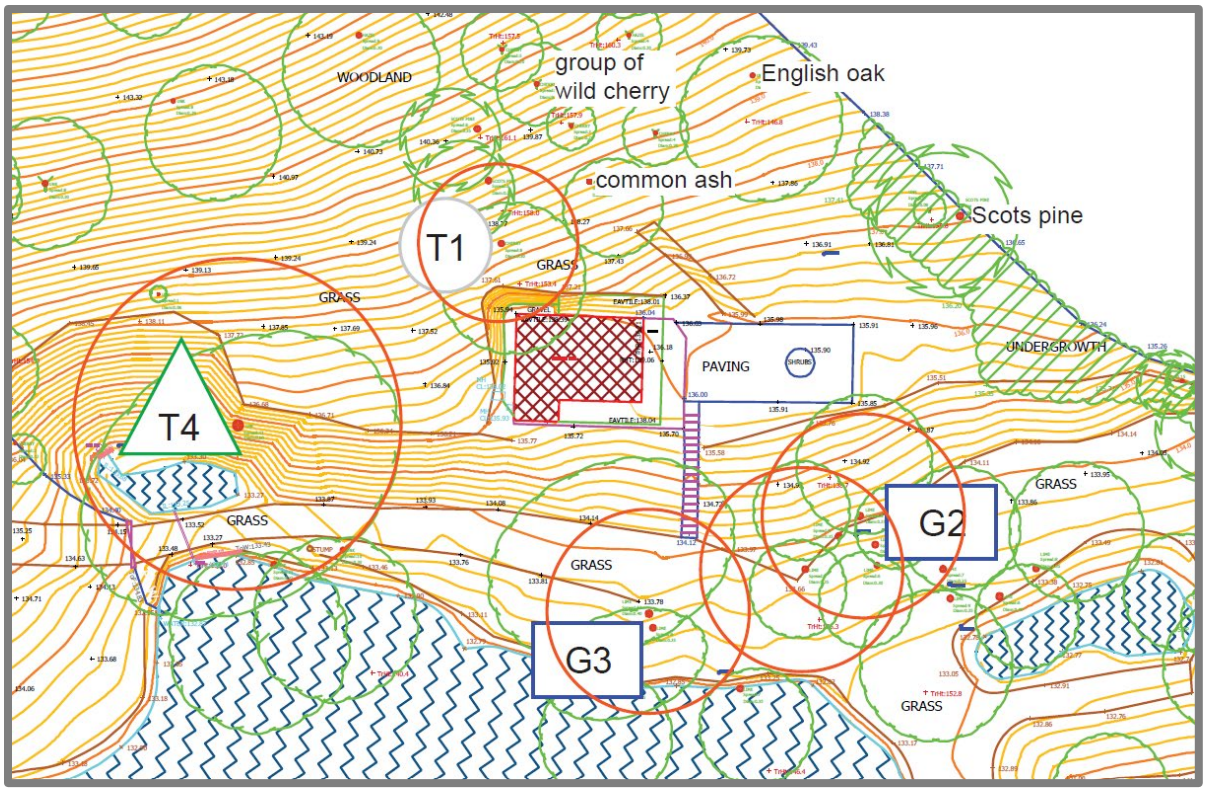

Figure 6: Extract of Tree Constraints Plan from 2020

6. CONCLUSIONS

6.1 This application seeks planning permission to replace the existing summer house (retrospectively). The summer house is in the same location and is the same size as the previous summer house which was in place for over twenty years. The summer house is to only be used for the enjoyment of the occupiers of the main dwelling, mainly during the summer for entertaining (in the same way the original building was) and the applicants will accept a planning condition to ensure this restricted use can be controlled by the LPA.

6.2 The proposals have been carefully considered to ensure:

- ✓ The development accords with all relevant National and Local Planning Policies;
- ✓ The development is of high quality and would preserve the character and appearance of the area; and
- ✓ There will be no adverse impacts upon residential amenity.

6.3 We therefore commend the proposals to you and invite the Local Planning Authority to approve the development without delay.