PLANNING, DESIGN AND ACCESS STATEMENT

Application:	Conversion of agricultural building into a single storey Residential Dwelling, associated parking and associated works.
Property:	Agricultural building at Lillybrook Farm, Bowds Lane, Lyneham, Wiltshire, SN15 4DS
Client:	Mr P Mendoza
Date:	November 2023
Agent:	Lorna de Pass BSc MAAT Christopher Cary MSc MRICS FAAV

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1.0 INTRODUCTION

1.1 Woolley & Wallis have been instructed by Mr P Mendoza to prepare and submit a planning application to convert the Agricultural Building upon the land Southwest of Bowds Lane and forming part of Lillybrook Farm of into a single one bedroom dwellinghouse falling within use class C3.

1.2 This document provides:

- Policy Information
- Information surrounding the application regarding the design.
- Accompanying Structural Survey – BTA Structural Design
- Location Plan
- Block Plan

2.0 LOCATION AND SITE INFORMATION

2.1 The Land South of Bowds Lane is located on the outskirts of the large village of Lyneham in North Wiltshire and approximately 4 miles southwest of Royal Wotton Bassett.

2.2 The proposed site is situated in a rural position and is accessed directly off the A3102 being a council maintained highway linking Lyneham to Royal Wootton Basset and further afield.

2.4 Lillybrook Farm is an agricultural holding extending to approximately 30 acres being divided by Bowds Lane itself. This application relates to the land lying to the southwest of Bowds Lane and the small agricultural building sitting upon it.

2.5 As shown below the Environment Agency Flood Risk Map confirms that the site is not at risk of flooding.

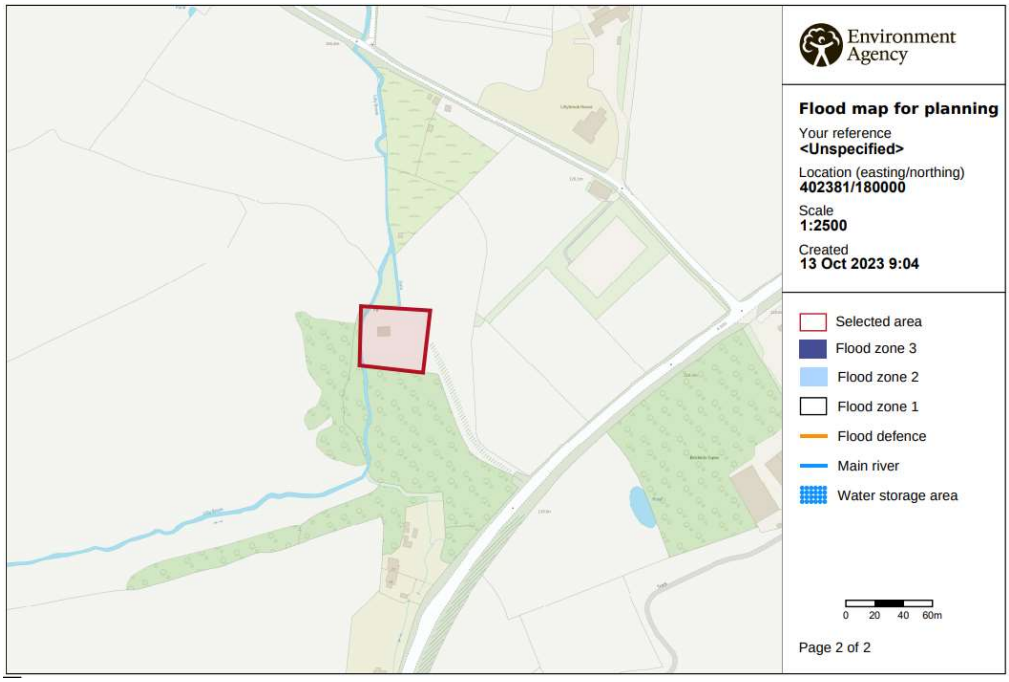

Figure 1 – Flood Risk Plan (Gov.uk)

2.6 The property is not situated within an Area of Outstanding Natural Beauty.

2.7 The site lies within the Brinkworth Brook Nitrate Vulnerable Zone (NVZ).

2.8 As shown on the below plan there are no historic statutory or non-statutory designation within the immediate vicinity of the proposed development site.

2.9 Public footpath LYNE33 crosses the site to the north of the existing building and is unaffected by the proposed development.

3.0 APPLICATION CONSIDERATIONS & ASSESSMENT

3.1 Proposal

The applicant wishes to convert the existing agricultural building into a single storey, one bedroom residential dwelling, provision of associated parking and associated works.

3.2 Scale

The footprint of the existing agricultural building measures approximately 9m x 5.9m and is single storey with an eaves height of approx. 2.35m and a ridge height of approx. 3.7m. A small porch type extension adjoins the eastern elevation. The total footprint of the building extends to 53.10sq.m.

The conversion will entirely retain the existing structure in its entirety as can be seen from the existing and proposed elevations and floorplans and the accompanying schedule of retention.

Taking into account the width of the existing walls, internal insulation / stud walling, the internal gross area will extend to 41.44sq.m.

3.3 Design/Appearance

The proposed dwellings appearance will largely mirror the existing building save the inclusion of new windows and doors within the existing openings. The internal concrete floor slab would also remain.

The structural survey states "good quality brick walls" which will remain with 100mm insulation boards added to inside. Minimal damages to the masonry indicated by the structural survey will require repointing but this is considered a necessary repair.

The roof timbers will be conserved and the structural report states that they would be capable of supporting new insulated steel panels.

It is therefore felt that *Core Policy 57* is met in that the development provides a high standard of design.

3.4 Contamination

There is seen to be no risk of contamination from existing or proposed use.

3.5 Principle of Development

Wiltshire Core Strategy (WCS) – Adopted January 2015

3.6 *Core Policy (CP) 1 / 2 -* The subject building and the site in general lies within open countryside and the Wiltshire Core Strategy (WCS) sets out that there is the presumption against residential development within open countryside unless the proposed development is compliant with exception policies as detailed within *Para 4.25 of Policy 2*. One of which is '*Supporting Rural Life'* being *CP48.*

3.7 Core Policy 48 of the WCS provides a sequential approach where the building should be initially considered to provide "*employment, tourism, cultural and community uses*" where the building supports the following listed criteria. Where is it clear that these uses are not a practical proposition, residential development may be appropriate however the building is still required to meet the following criteria:

i. *The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*

ii. *The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*

iii. *The building can be served by adequate access and infrastructure.*

iv. *The site has reasonable access to local services.*

v. *The conversion or re-use of a heritage asset would lead to its viable long term safeguarding*

3.8 "*Employment, tourism, cultural and community uses"* have been considered within the accompanying independent 'Viability Report'.

The report concludes that the residential use of the building is the only viable future option.

3.9 Having met the initial test of CP 48, the building was then assessed against the 5 criteria of CP48 as detailed in 2.2 above.

3.10 Assessment against - i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

a A full structural survey was commissioned for the application building and carried out by James Birdwood MA CEng MICE MIStructE of BTA Structural Design being a fully qualified senior structural engineer.

The report concluded that "*Our conclusion is that the structural elements (walls, roof and ground slab) are sound and suitable for retention and incorporation into a dwelling without significant reconstruction of these elements.*".

b The structural report found that the building benefit from "good quality brick walls of generous thickness" a structurally sound roof with watertight roof covering.

A schedule of retention has been included on drawing MENP-PE-01 being the proposed elevations. It confirms that 100% of the roof structure is being retained as part of the conversion.

A very high percentage of the existing elevations are being retained also. For the avoidance of doubt, the proposed conversion does not extend past the existing built form.

Internal works including insulation, damp proof membranes and an overlay to level the floor will be undertaken to make the dwelling habitable and compliant with building regulations.

3.11 Assessment against *- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*

a The building is not within an AONB, a conservation area, Green Belt nor are there any SSSI's or scheduled monument on or near the site.

b The building is being retained largely in their existing form which is already accepted in the landscape.

c The development is not visible from any 3rd party dwellings with the nearest dwelling being over 150m away and naturally shielded by a woodland.

3.12 Assessment against *– iii. The building can be served by adequate access and infrastructure.*

a The land to the southwest of Bowds Lane which this is already connected to main water and electricity. There is sufficient room to install a modern sewage treatment plant. The property can be accessed directly off the council-maintained highway.

3.13 Assessment against – *iv. The site has reasonable access to local services.*

a The site has good access to local services being located on the edge of Lyneham. A footpath allows direct on foot access to local facilities.

3.14 Assessment against *– v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*

a The building is not listed therefore this criteria does not strictly apply however the proposed conversion being the only viable option would result in its safeguarding.

3.15 **The above demonstrates that the application complies with the requirements of Core Policy 48 of the Wiltshire Core Strategy and should therefore be approved.**

3.16 Impact on Highways

The site is serviced by an existing highway access onto the A3102. There is a track leading from the A3102 along to the building in question. The recent resurfacing of the track and confirmation of visibility splays were approved within application PL/2023/00507.

3.17 Impact on Amenity

The proposed development will have a minimal impact upon neighbouring amenity with the nearest dwelling being located over 150m away. No properties overlook the site.

3.18 Impact on Landscape

As covered in 3.11 above, it is considered that the development would have a minimal impact upon the landscape due to its shielded location.

It is felt that the development meets *Core Policy 51* relating to landscape impact.

3.19 Other relevant policy

The *Lyneham and Bradenstoke Neighbourhood Development Plan 2021* is silent on the conversion of rural buildings however section 4.1 & 5.1 encourages 'brownfield development'.

This development presents a small residential development compared to the large development scheme which have been recently permitted. The neighbourhood plan states "*The community engagement revealed that residents of Lyneham and Bradenstoke were supportive of some small-scale housing in the Parish providing it meets the local needs and offers community benefits. 58% of those who answered agreed that they would support developments of up to 10 dwellings*".

Class Q - General Permitted Development Order (As amended) 2015 provides a strong fallback position for my client. In that the building is agricultural building which was occupied for the purposes of agricultural on 20th March 2013, formed part of an agricultural unit and meets the 5 criteria which the council need to determine as to whether the prior approval of the authority will be required.

4 CONCLUSION

4.1 The proposal largely retains the existing building in its present form and presents a sustainable future use for the building. All potential uses have been considered and it is clear that the residential use of the building is the only viable use.

4.2 The development clearly meets the principle of development being CP48 of the Wiltshire Core Stratregy and also benefits from a strong fall back in the form of Class Q Permitted Development.

4.3 The development will have a negligible effect on the local highway network, the landscape of the area or neighbouring amenity.

4.4 If further information or clarification is required, do not hesitate to contact the agent.