TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE
ACT 2004

PLANNING, DESIGN AND ACCESS STATEMENT

RE: ERECTION OF SINGLE STOREY OUTBUILDING FOR ANCILLARY ACCOMMODATION

CORUSCANT HOUSE, POST OFFICE LANE, BROAD HINTON, SWINDON, SN4 9PB

On behalf of:
MR AND MRS F LE PAPE

Date: November 2023
Ref: AP/P/L-038

PLAN-A PLANNING AND DEVELOPMENT LTD
Phoenix House
Phoenix Way
Cirencester
GL7 1QG

T: 01285 643644
E: info@plan-a-planning.co.uk
W: www.plan-a-planning.co.uk

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RTPI
Chartered Town Planner

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1. INTRODUCTION

1.1 This statement has been prepared by **Plan-A Planning and Development Ltd** in support of a planning application for the erection of an outbuilding to provide ancillary accommodation at Coruscant House, Broad Hinton.

1.2 Although planning permission has previously been granted for the erection of a replacement dwelling in place of the existing bungalow (Application Ref. No. PL/20/09885), the applicants have subsequently decided not to pursue this, due to the associated costs. Instead, measures to improve the condition of the existing bungalow have recently been approved (application PL/2023/06382 refers). The proposed improvement works are due to commence shortly The current application proposes an additional outbuilding to enhance the amenity of the site, to complement the existing dwelling (in line with the approved improvements).

1.3 This report describes the context and character of the site and surrounding area and goes on to consider the current proposals against the national and local policy framework, referring as appropriate to the following drawing:-

- Drawing No. 23-003/PL200 – Plans and Elevations (it also includes Location/Site Plan)

1.4 Based on our assessment, and having taken all relevant material planning considerations into account, this statement concludes that the application proposals are in full accordance with both local and national planning policy and will cause no material harm to interests of acknowledged importance. Accordingly, planning permission should be granted.

2. SITE LOCATION AND DESCRIPTION

2.1 The application site lies within the existing built-up area of Broad Hinton, which is designated as a 'large village' within the Wiltshire Core Strategy. Coruscant House is located a short distance to the south-east of the village centre, which lies approximately 6.5 miles to the south-west of Swindon. Broad Hinton falls within the 'Marlborough Community Area' as defined in the adopted Core Strategy.



Google Earth extract of site location (accessed October 2023)

2.2 The application site comprises a sizeable L-shaped plot. Coruscant House is a large single storey dwelling sited towards the front of the plot, albeit set back from the road (Post Office Lane). The existing bungalow is situated above the level of the lane, with the front garden elevated above a stone retaining wall that runs along the front boundary. The curved driveway slopes upwards from the road, providing access into the site. There is a single garage sited to the west of the dwelling. The bungalow is largely screened from the adjacent highway by front boundary vegetation.

2.3 Existing ancillary development to the rear includes an outdoor swimming pool located close to the eastern boundary and a pool house (a single storey detached outbuilding abutting the rear boundary). A disused tennis court lies to the west of the pool and extends as far as the

western boundary of the site. Whilst the court surface remains, most of the netting enclosing the court has gone and the court is no longer useable. Adjacent to this portion of the garden, are other residential properties, comprising 'backland' development to the rear of Gable House.



Photograph showing the rear portion of the site – the proposed site for the new garden building

2.4 The east and western boundaries of the garden comprise tall/dense planting which provides robust screening from adjacent plots.

2.5 Post Office Lane is characterized by a variety of residential dwellings of differing scales on both sides of the road. These are largely set within large plots, with mature planting along their street frontages. The properties are all set back from the street and accessed via private driveways. Coruscant House is one of the larger dwellings in the area, fronting onto Post Office Lane. Its curtilage is bound by open countryside to the north and surrounded by residential development on all other sides. The site is located within the North Wessex Downs AONB which washes over the entire settlement.

3. RELEVANT PLANNING HISTORY

K/76/0372

3.2 This application concerned an extension to the property to form a sun lounge, for which planning permission was granted in July 1976.

K/78/0434

3.3 This application related to an extension to the existing dwelling and front porch, which was granted permission in July 1978.

K/80/1007

3.4 This application related to the enlargement of an existing garage, for which permission was granted in December 1980.

19/01864/OUT

3.5 This application relates to the erection of two dwellings within the curtilage of the property (formerly known as Freshfields), including the demolition of two single storey garages, and improvements to the existing vehicular access. This was an outline application relating to access and layout only.

3.6 The principle of new residential development at this site was considered by officers to be acceptable, as was the impact on the character of the area and access. It was concluded the proposal would be in accordance with the development plan and planning permission was duly granted in June 2019.

PL/2021/09885

3.7 This application sought permission for the demolition of the existing dwelling and its replacement with a new dwelling of similar scale with a basement floor and detached garage with office accommodation above.

3.8 The principle of a replacement dwelling was deemed acceptable in terms of its impact on the character of the area, residential amenities, and access, along with other relevant considerations. Planning permission was granted in December 2021.

PL/2022/05891

3.9 This application relates to the variation of condition 2 (approved plans) of PL/2021/09885, and proposed changes to the wording of conditions 4, 5, 6, 7, 8 & 9. The changes were accepted by the Council in October 2022.

PL/2022/06320

3.10 This application relates to the approval of details reserved by condition as part of the above application. The application was however withdrawn prior to determination.

PL/2023/06382

3.11 This application relates to alterations to the existing property, including demolition of the garage and replacement with new entrance porch & utility room, as well as replacement of the roof including the installation of solar panels and roof lights, changes to the existing building's external finish and engineering works to construct steps and retaining walls. The application was granted permission in October 2023.

4. THE PROPOSALS

4.1 The current proposal is for the erection of an outbuilding in the rear garden of the existing dwelling, near the north-western boundary of the curtilage. The aim is to provide additional ancillary accommodation for use in connection with the main house. This will take the form of a modest single storey structure incorporating garden office space for the current owners and occasional guest accommodation for family/friends, along with a games room and WC.

4.2 The proposed structure is to be sited on the part of the footprint current occupied by the hard surface of the former tennis court. Ultimately, the applicants intend to remove the remainder of the court's surface and revert the area to lawn, once the house improvements have been completed.

4.3 Externally, the outbuilding will be clad in larch / oak feather edge boarding to match that approved for Coruscant House following the ongoing improvement works. A dual pitched metal roof will incorporate solar panels.

4.4 Fully glazed doors are shown on the northern elevation which will open onto the garden. Three double casement windows are proposed on the eastern elevation, along with a small ventilation window which will serve the WC. A glazed window to the games room is proposed on the western elevation, while two high level slit windows are proposed on the southern elevation.

4.5 The elevations on **drawing 23-003/PL200** show the relationship of the proposed outbuilding with the adjacent boundary vegetation, confirming that the height of this garden outbuilding will be less than the existing boundary screening to the west and south.

4.6 The proposed outbuilding will have guttering and a water butt to collect rainwater, with any excess being drained to a soakaway along the rear boundary.

5. PLANNING POLICY FRAMEWORK

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that where determination is to be made under the Planning Acts, decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the *Wiltshire Core Strategy 2015* (WCS). The updated NPPF also represents a material consideration in its own right.

5.2 Consultation on the Reg 19 draft *Wiltshire Local Plan Review* is currently underway (period for public comments running through to 22nd Nov 2023). This represents a partial review of the adopted Wiltshire Core Strategy. As the draft policies have yet been subject to full public scrutiny nor examined by an independent inspector, minimal weight can be attributed to these policies at present. Accordingly, no further reference is made to the Wiltshire Local Plan Review

Wiltshire Core Strategy (2015)

Core Policy 2 – Delivery Strategy

5.3 This policy confirms that within the limits of development as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

Core Policy 14 - Spatial Strategy: Marlborough Community Area

5.4 This policy defines Broad Hinton as a 'Large Village' within the Council's settlement hierarchy.

Core Policy 41 – Sustainable Construction and Low-Carbon Energy

5.5 This policy encourages the use of design measures to reduce energy demand and improve the energy performance of existing buildings.

Core Policy 51 – Landscape

5.6 Policy CP51 states that development should protect, conserve and, where possible, enhance landscape character. Proposals are expected to demonstrate that landscape character will be conserved and where possible, enhanced through sensitive design, landscape mitigation and enhancement measures, including:-

- Locally distinctive pattern and composition of natural features;

- Locally distinctive character of settlements and their landscape settings;
- Maintaining separate identity of settlements and the transition between man-made and natural landscapes at the urban fringes;
- Visually sensitive skylines;
- Important views and visual amenity;
- The need to protect against intrusion from light pollution;
- Protecting the special qualities of AONBs.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

5.7 This policy confirms that a high standard of design is required in all new development, including alterations and extensions, which draws on local context in order to maintain or create a strong sense of place. Proposals are expected to enhance local distinctiveness, retain existing landscape/natural features and be sympathetic to their surroundings, whilst making effective use of land. The needs of future occupants should be taken into consideration through making use of high standards of building materials and maximising opportunities for sustainable construction techniques.

Other Material Considerations

National Planning Policy Framework (NPPF)

5.8 The NPPF sets out the Government's planning policies for England, together with guidance on how they are expected to be applied. It is a material consideration in its own right in the determination of planning applications (paragraph 2 of the revised Framework).

5.9 At the heart of the NPPF is a clear presumption in favour of sustainable development (see paragraphs 10 and 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies or the policies which are most important for determining the application are out of date (such as is in cases where there is no five year housing land supply), granting permission unless: policies in the Framework provide a clear reason for refusing the proposals; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (NPPF para. 11 refers).

5.10 The Framework instructs LPAs to approach decision-making in a positive and creative way, and to "*work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area*". The Framework stipulates that

decision-makers at every level should "*seek to approve applications for sustainable development where possible*" (para 38 refers).

5.11 The NPPF attaches great importance to achieving well-designed places and making effective use of land in meeting the need for homes and other uses (paragraph 119 refers). Paragraph 120 supports the development of under-utilised land and buildings. Paragraph 124 affirms that planning decisions should support development that makes efficient use of land whilst also taking into account the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

5.12 Paragraph 126 highlights that good design is a key aspect of sustainable development and helps create better places to live and work. Accordingly, paragraph 130 confirms that planning decisions should aim to ensure that developments:-

- *- "will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience."*

6. PLANNING AND DESIGN CONSIDERATIONS

6.1 Following on from the grant of permission for improvements to the main dwelling (Application Ref. No. PL/23/06382), the aim of the current application is to provide additional ancillary accommodation in the form of a garden office/games building.

6.2 The previously approved proposals for a replacement dwelling (which are no longer being pursued by the current owners) included a dedicated office space. The spatial arrangement within the existing dwelling does not however lend itself to accommodating the required office or leisure spaces. Therefore, an ancillary outbuilding is considered the most appropriate way of achieving the additional accommodation that is required by the occupants.

6.3 The application site falls within the limits of development of a 'large village' as defined on the Proposals Map. Core Policy 2 – *Delivery Strategy* confirms a general presumption in favour of development in such locations.

6.4 In terms of detailed design considerations, given the generous plot size, the modest single storey structure will be subservient to the existing dwelling. It will not have a dominant effect on the main property, nor the wider curtilage. The proposed garden building will be finished with materials to match and therefore complement the appearance of the host dwelling following the ongoing improvement works. The installation of solar panels will also ensure that the development will contribute to the energy efficiency of the site overall, in accordance with the principles set out in Core Policy 41 – *Sustainable Construction and Low-Carbon Energy*.

6.5 The scheme has been carefully designed (including consideration of the size and arrangement of fenestration) to ensure that it will not have a detrimental impact on the residential amenity of adjoining properties. Due to its scale and in particular height, the proposed single storey outbuilding will not have any overbearing effect on neighbouring properties (The Tillings and Gable House). Furthermore, the existing boundary vegetation provides effective screening so as to prevent potential overlooking. Therefore, the proposals will not give rise to unacceptable impact on the amenity of any neighbouring dwellings.

6.6 As well as its simple design, the issues of siting, scale, and massing of the ancillary outbuilding have been carefully considered so as to respect the character and appearance of the locality, whilst making efficient use of the available land. The proposed garden building will be

obscured from any publicly available views due to its siting. The existing boundary hedgerow will screen views from adjacent properties.

6.7 Accordingly, the proposals are considered to be fully in accordance with the requirements of Core Policy 57 – *Ensuring High Quality Design and Place Shaping* of the Wiltshire Core Strategy.

6.8 Although located within the North Wessex Area of Outstanding Natural Beauty, the proposed ancillary accommodation falls within the established residential curtilage and will not encroach into the open countryside. The proposed garden building is located close to the existing cluster of development and is largely obscured from views from the wider landscape. Accordingly, the proposals will not have any detrimental impacts on the setting of the wider AONB. It is therefore considered to be in full accordance with Core Policy 51 – *Landscape* of the Core Strategy.

7. CONCLUSION

7.1 The proposed erection of an ancillary office/games room in the rear garden will serve to meet the applicants needs for additional space and post-pandemic requirement for homeworking. The application proposals represent a simple yet sensitively designed scheme.

7.2 The proposed site lies within the residential curtilage of Coruscant House. In line with the principles of sustainable development, the proposals make effective use of available land and will enhance the amenities available to the occupants of the host dwelling, by providing additional ancillary accommodation. The proposed site lies within the designated 'limits of development' of Broad Hinton, which is designated a 'large village' for the purposes of planning decisions, where there is a presumption in favour of sustainable development. Given the careful design, subsidiary scale and appearance, the proposals will not give rise to unacceptable impacts on the amenity of adjacent properties. Its use will remain ancillary to the main dwelling.

7.3 As the proposals are fully in accordance with all relevant local and national planning policies, planning permission should accordingly be granted.