CASE OFFICER'S REPORT

Application Reference:	PL/2023/08636
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	23 November 2023
Case officer:	Meredith Baker

Site Address:	Home Farm Cottage, Oare, Marlborough, SN8 4JA
Proposal:	Change of use of area of land from Agricultural Use to Residential Amenity for Home Farm Cottage and erection of a greenhouse.
Recommendation:	Approve with Conditions

Planning Policy

National Planning Policy Framework 2023 (NPPF)

Section 12 (Achieving well-designed places)
Section 16 (Conserving and enhancing the historic environment)

Planning Practice Guidance (PPG)
National Design Guidance

Wiltshire Core Strategy (WCS):

Core Policy 51 Landscape
Core Policy 57 Ensuring High-Quality Design and Place-Shaping
Core Policy 58 Ensuring the Conservation of the Historic Environment
Core Policy 60 (Sustainable Transport)
Core Policy 61 (Transport and Development)
Core Policy 64 (Demand Management)

Other Documents

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Oare Conservation Area Statement
Wiltshire Local Transport Plan 2011 -2026 Car Parking Strategy

Relevant Planning History:

PL/2023/04350 – Demolition of existing house and construction of a replacement dwelling on the site – Withdrawn.

K/16590 – Erection of stables and storage barn – Granted 15.11.1990

K/86/0882 – Detached house – Refused 11.12.1986

Consultation Responses

Wilcot and Huish with Oare Parish Council: No objection.

Conservation Officer: No objection.

Representations

None received.

Application Site and Proposal

The application site comprises a parcel of land between the agricultural unit of Home Farm and the two storey residential dwelling under the ownership of the applicant. The application site is situated within the Oare Conservation Area and lies within the setting of the Grade II Listed Buildings of 'Barn to East of Home Farm', 'Home Farmhouse' 'Bennetts and 'Old Oxyard' to the west. The site is washed over by the North Wessex Downs Area of Outstanding Natural Beauty.

The proposal seeks planning permission for the change of use of land to residential (for use of the occupants of Home Farm Cottage) together with the erection of a greenhouse.

ASSESSMENT

Design and Visual Impacts and Impacts on Heritage assets

Core Policy 51 of the WCS requires development to protect, conserve and where possible enhance landscape character and negative impacts must be mitigated where possible through sensitive design and landscape measures. Core Policy 57 states development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality and must, amongst others, relate positively to its landscaping setting.

These policies reflect that of Chapter 15 (Conserving and enhancing the natural environment) of the NPPF whereby development should contribute to and enhance the natural environment in particular by protecting and enhancing valued landscapes and by recognising the intrinsic character and beauty of the countryside.

Local Authorities are required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and listed buildings or its setting or any features of special architectural or historic interest it possesses respectively when considering development proposals that affect the setting or views into it. This is locally reflected within Core Policy 58.

The application site is located within the Oare Conservation Area and would be within the setting of the Grade II Listed Buildings to the west. The application site is located at the edge of the built up area of Oare and is located between the unit of Home Farm and the dwelling of Home Farm Cottages (under the ownership of the applicant). In considering the impact upon the designated heritage assets the Conservation Officer has reviewed the scheme and concluded that given the distance away from the listed buildings, the proposal would not harm the setting of these designated heritage assets. Furthermore, it was considered the proposal would also preserve the character and appearance of the

Conservation Area and the setting of the Listed Buildings. This view is agreed by reason of its size, and setting which will be further explored below.

Agricultural spaces at the edge of settlement location generally characterise the rural settlement and contribute to its character and appearance. It furthermore must be acknowledged that the site is also within the North Wessex Downs Area of Outstanding Natural Beauty. Paragraph 176 of the NPPF states: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Area of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues…. The scale and extent of development within these designated areas should be limited."

When reviewing the North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024 it states that some key issues that would influence the AONB's Landscape Special Qualities which includes the need to conserve and enhance the remote, secluded and relatively undeveloped character of more enclosed and intimate landscapes. In particular within paragraph 7.37 when referring to key issues with the potential to have significant influence on the AONB's Development Special Qualities it states under c) The change of use of land to domestic garden use. It is therefore identified specifically within this Management Plan that the principle of change of use from agricultural to residential is a key issue for the area.

Although the change of use of land is a key issue for the AONB, the individual circumstances of the proposal must be considered. In this regard the application site appears as a small 'paddock' area which is bounded by strong mature vegetation boundaries to the north and west. It appears historically that this parcel of land was part of the agricultural unit to the west (Home Farm) and not in connection to the wider agricultural open field to the north given the boundary lines. The site is therefore well contained, has limited agricultural function and has a good connection to the built-up area of Oare and would not adversely encroach into the wider agricultural land surrounding the settlement. It is therefore considered that this contained parcel of land for a residential use would not give rise to demonstrable harm to the special rural characteristics of the area or the AONB. The space around the dwelling would not result in an out of keeping plot size and would be relatively in-keeping with the existing character.

With regard to the greenhouse proposed, by reason of size, siting and design this element is considered an appropriate addition to the site and would not result in any adverse harm to the character and appearance of the rural area or the street scene.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Neighbour Amenity:

Core Policy 57 of the WCS requires a high standard of design in all new developments and that development has regard to the compatibility of adjoining buildings and uses and the amenities of existing occupants including the consideration of noise issues.

The proposed change of use of land would not give rise to any adverse impacts upon any neighbouring amenities. Whilst there would potentially be additional noise pollution generated from additional residential uses of the land, given the contained siting and connection to the built-up area of Oare, the proposal would not result in any adverse impacts including noise pollution.

In relation to the greenhouse, this is a single storey structure and by virtue of its size and siting (whereby it would not immediately adjacent to a neighbouring property) there would be no adverse impacts to neighbouring amenity in terms of overbearing effect, loss of outlook, overshadowing or loss of light. As such the proposal is considered acceptable in terms of neighbouring amenity.

RECOMMENDATION:

Approve with conditions

Conditions: (2)

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 and documents:

Application Form
Design and Access Statement - October 2023
Location Plan - Drawing Number: 22228/5_OS
Existing and Proposed Siting Plan - Drawing Number: 22228_5_EP_TOPC A
Proposed Site Sections AA & BB - Drawing Number: 22228/4_P_04 A
Proposed Site Sections CC & DD - Drawing Number: 22228/4_P_05 A
Greenhouse Floor and Elevation Plans - Drawing Number: 23104

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