CASE OFFICER'S REPORT

Application Reference	PL/2023/05888
Site address	Part Upton Farm, Berwick St John, Shaftesbury, SP7 0HW
Consultation Expiry	21/11/2023

POLICIES

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 57 Ensuring high quality design and place shaping

PLANNING HISTORY

S/2005/2290: Change of use of building and land from agricultural to live/work unit and form new vehicular and pedestrian access. REF

S/2006/0170: Change of use of building and land from agricultural to live/work unit and form new vehicular and pedestrian access. REF

S/2009/0392: Change of use of building and land from storage and B2 industrial to live/work unit and storage and form new vehicular and pedestrian access there to. REF

S/2009/1016: Change of use of building and land to live/work unit and caravan storage and form new vehicular and pedestrian access thereto. Revised application. AC

S/2012/1557/FUL: Vary condition 1 of approved application S/2009/1016 (change of use of building and land to live/work unit and caravan storage and form new vehicular and pedestrian access thereto. revised application) to extend the period of time for implementing the permission. AC

17/10898/CLP: Change of Use of Building and Land to Live/Work Unit and Caravan Storage and Form New Vehicular and Pedestrian Thereto - as Approved Under Planning Permission S/2009/1016 and Planning Permission S/2012/1557/S73 Which Extended the Period of Time for Implementation of the Permission. Approved.

ISSUES

- Principle of development
- Impact upon the character and appearance of the area
- Impact to the neighbouring amenity

REPRESENTATIONS

Berwick St John Parish Council – Support, subject to there being no additional change requests, that further extend the deadline for the commencement and subsequent completion of the building works.

Public Protection – No objection

Third Party Representations – None received.

ASSESSMENT

Principle of development including design and scale

Upton Farm, in Berwick St John, is a complex of agricultural buildings. The site is currently accessed from the corner of Luke Street adjacent a grain dryer. The application site covers only part of this complex of buildings, (two stone built traditional barns and an open fronted storage barn) and the adjacent paddock It site extends to approximately 0.6hectare.

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

The principle of the development on site has clearly already been established through the previous approvals highlighted above. This application site has had a long planning history which has resulted in the issue of a Lawful Development Certificate in December 2017 which results in planning permission S/2012/1557 being extant in planning terms having materially started development within the required 5 year time period. Given the issue of the Lawful Development Certificate, Officers will now not be required to reconsider the principle of the development as hereby approved and will focus the consideration of this application on the alterations as now proposed to the extant scheme.

It also appears from the additional information submitted by the agent that significant aspects of the application site have changed since the original approval, such as a reduced farming use.

The proposal seeks approval to vary the previously imposed conditions (number 2, 8 and 12) contained within planning approval S/2012/1557 which stated the following:

(2) Other than those windows and openings shown on drawings ref.nos. 9395-4 Rev A and 9395-5 there shall be no other windows, doors or other openings inserted in the two buildings identified in those drawings, hereby permitted to be used as a live/work unit.

REASON To ensure adequate protection from noise and disturbance of the occupants of the premises.

(8) The building identified on drawing 9395-5, shown be used as an office/workshop and the building identified on drawing 9395-4 Rev A shown to be used as the associated living unit, hereby approved as a mixed residential business use, shall be a single planning unit and no changes shall be made to the extent of the floor space of either use without the consent of the Local Planning Authority upon submission of a planning application.

REASON To enable the Local Planning Authority to exercise control over the use of the premises in the interests of regulating any alternative kinds of activities/operations which could have adverse effects upon the amenities of the locality or nearby dwellings, and ensure the compatibility of the enterprise with the associated residential use such that the single planning unit remains a mixed residential / business use.

(12) The development shall be carried out in complete accordance with the following drawings:

Drawing ref.no. 9395-7 received on 13 July 2009
Drawing ref.no. 9395-6 Rev C received on 13 July 2009
Drawing ref.no. 9395-5 received on 13 July 2009
Drawing ref.no. 9395-4 Rev A received on 13 July 2009
Drawing ref.no. 9395-3 received on 13 July 2009
Drawing ref.no. 9395-2 received on 13 July 2009

REASON: For the avoidance of doubt

The current application seeks to vary these conditions to allow for design changes. These proposed alterations include:

- North Elevation - Lean-to Plant Room added to North elevation of extension to barn, to provide sufficient space for equipment, and improve internal utility spaces for a property of this scale. The increases in renewable requirements and U-Values, have meant that there is an increased space necessity for equipment and plant storage. Double door access from courtyard. Lean-to to be clad with timber to match previously approved extensions.

- East Elevation - External wall relocated to incorporate previously approved veranda area. Timber posts to remain exposed within areas of timber cladding on this facade, to retain the previously approved character of the building. Entrance to remain as previous approved.

- West Elevation - 2no additional small windows added centrally to West elevation, providing improved ventilation and natural daylight to Kitchen internally, as well as views to other buildings. A new first floor window with shutters, to match the opposite Eastern facade is also proposed.

- South Elevation – a new set of double doors from the lower level to external terrace. An additional narrow first floor window located directly above within the raised eaves area (timber cladding as previous approval). The inclusion of a full array of Solar/PV panels at high level on the South elevation of the property will improve the sustainability and energy performance of the overall property.

- Bay Window – Side returns infilled with timber cladding to improve privacy. First floor glazing omitted, and eaves lowered to extend roof.

- Windows – To amend the permission to include the provision of aluminum windows and doors throughout the proposal.

The proposed lean-to extension is considered to be modest in scale and design and the proposed materials are considered appropriate for the setting. Due to its position and scale it is not considered to pose any visual harm to the overall character and appearance of the area.

The external wall to the East elevation is proposed to be relocated to incorporate the previously approved veranda. Considering the previous approval and the limited increase in floor area the proposed alteration is considered to be acceptable.

The proposed additional windows and double doors, along with the proposed use of aluminum, again is considered to be minor alterations upon the application site itself and is not considered to result in any visual harm which would warrant a refusal.

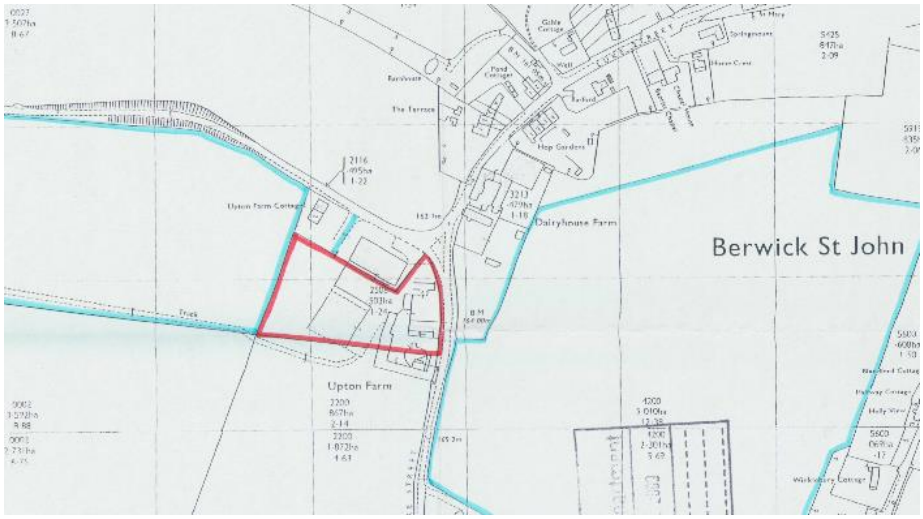
In light of the above, the proposal is acceptable and would not result in any harm which would warrant a refusal. Therefore, the proposal is considered to be compliant with Core Policy 57.

Impact to the neighbouring amenity

Core Policy 57 of the WCS also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF states that planning decisions should ‘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.’

Due to the position and layout of the site, which its various outbuildings within the plot under the applicants ownership, the proposed works would not be overbearing or overly dominant upon any

nearby neighbouring residential properties.



It is considered that the previous approval, imposed condition number 2, relating to no additional openings due to the potential impact upon residential amenities from the nearby Grain Dryer and was a recommendation from consultation with Public Protection. The agent has provided additional information relating to the ownership and use of the dryer and the Councils Public Protection officer has been reconsulted, and provided the following comments:

Thank you for obtaining additional information from the applicant in respect of the location of the grain dryer (which is not in the applicants ownership), and information regarding the use of the other farm buildings located to the south of the development site, which are in the applicants ownership.

I note the grain dryer is now in very limited use, as one of the owners has built his own grain dryer, one has gone out of business and the third has minimal cereal crops.

The grain dryer is located to the west of the development site, and the proposal is to add 2no small windows to the ground floor kitchen and a new first floor window on the west façade. The first floor window is associated with the master bedroom, and therefore future occupants of the property may be adversely impacted by the grain dryer if it is in operation and the proposed window is open, however I am mindful there are other openable windows within that bedroom on the south facade, and conversion to residential dwelling has already been approved.

The farm buildings to the south are owned by the applicant, and he has confirmed that the use of the buildings is for mostly personal storage.

This department therefore has no observations to make regarding this application.

Therefore, in light of the additional information submitted and the apparent reduction in use It is considered that it would be unreasonable to refuse the proposed windows and that the previously imposed condition is now not necessary.

CONCLUSION

For the reasons as outlined within this report, and further to the additional information provided, officers are of the opinion that the proposed alterations would conform to the objectives of Core Policy 57, of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm and therefore, planning permission should be granted for the development.

RECOMMENDATION: Approve, with conditions.