STATEMENT

IN CONNECTION WITH CONSTRUCTION OF SINGLE STOREY EXTENSION TO DOWN VIEW FARMHOUSE, DOWN VIEW FARM, LIMPERS HILL, MERE, WARMINSTER, WILTS BA12 6BD FOR MR AND MRS M BLAKENEY

The Property

Down View Farmhouse is located in the complex of Farm buildings referred to as Down View Farm and consists of a chalet-type dwelling.

On the ground floor, utility, kitchen, diner, sitting room, bathroom, bedroom and study.

On the first floor, two bedrooms and bathroom.

The construction is natural stone and rendered panels under a slate roof.

The Proposal

With a growing family it is desired to have separate sitting area and also an office for documentation in connection with livestock, etc, closer to the farmyard is preferred.

Careful consideration has been given to the location of the extension and the proposed attachment to the west elevation is considered the preferred location.

The family room will be formed with a glazing set in an oak frame, above a rendered wall. The remainder of the west elevation will be in natural stone to match.

The return wall on the south elevation will commence with stone quoins on the corner and then render into the existing building.

The roof concept is a combination of pitched and flat in order to retain the first floor window. The roof slopes of the principal roof will continue achieving a wide soffit and the new roof slopes will be slate to match. The flat roof section will be in a rubber covering.

Impact on the Landscape

It is considered the proposed extension will not have a detrimental impact on the landscape. It is subservient to the principal dwelling and in materials that are complementary to the dwelling.

It is noted there are several footpaths that cross in reasonable proximity to the application site, therefore the impact of views from those footpaths has been considered.

Previous Applications

Planning records indicate that under permission granted in December 2013, reference number 13/04485/FUL, contained a Condition – Item 4 as follows –

> *Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order, 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order, 2008 or any Order revoking or re-enacting or amending those Orders (with or without modification), no development within Part I, Classes a – e, shall take place on the dwelling house hereby permitted, or within its curtilage.*
>
> *Reason –*
> *In the interest of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements, giving that the dwelling is subject of an agricultural tie.*

The reasons for the Condition can be separated into two elements – the first being the amenity of the area and it is considered that the proposals for which permission is sought will not be detrimental to the amenity of the area or the landscape.

The site location is not within the A.O.N.B of Cranborne Chase and West Wiltshire Downs. It is noted that Public Footpath MERE.35, 36 and 36a cross the applicants' land.

The second element is whether the proposals increase the agricultural dwelling to an extent that would not be proportionate to the holding.

The applicants own/rent approximately 400 hectares directly associated with Down View Farm.

The accommodation within the extension for which permission is sought is providing two areas which are important.

The Farm Office being moved from within the house to an area directly in visual control of the access and accessible from the Farmyard, is necessary to accommodate documentation, records, etc required by law.

The family room gives the opportunity to provide a separate area to the main living space, which is more open plan.

It is therefore considered the proposals are desirable for modern day living and therefore acceptable.

Attachments

Photographs

1. In farmyard looking north at west elevation.
2. Direct view of west elevation.
3. On access drive showing west elevation.
4. In garden looking at north elevation and area of extension.

Wiltshire Council Definitive Footpath Map

Copy of Decision Notice 13/04485/FUL.

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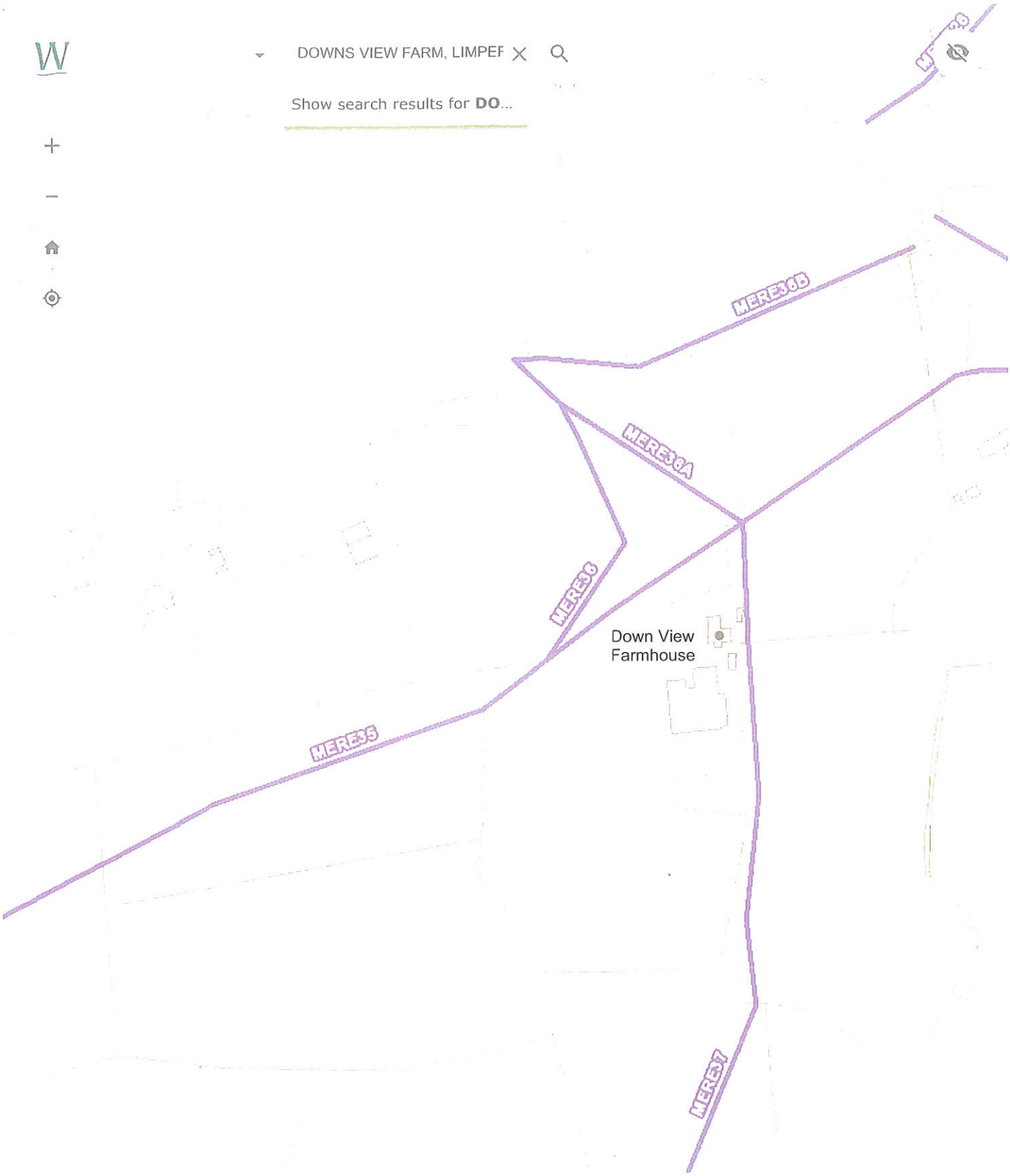


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Definitive Footpath Map

Source Wiltshire Council

Wiltshire Council
Where everybody matters

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 13/04485/FUL

Agent Mr Colin Burrows Damen Associates Kingsdwon Studio Back Drove West Winterslow Salisbury SP5 1SX	**Applicant** Mr and Mrs M Blakeney Downs View Farm Limpers Hill Mere Warminster Wiltshire BA12 6BD
Parish: MERE	
Particulars of Development: Ground floor extensions and re-structuring of roof to provide additional accommodation	
At: Downs View Farm, Limpers Hill, Mere, Warminster, Wiltshire, BA12 6BD	

In pursuance of its powers under the above Act, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

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:

Drawing reference 04213/1 Revision A (dated Sept 2013) as deposited with the local planning authority on 04.12.13.

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

3 The occupation of the dwelling shall remain limited to a person solely or mainly working, or last working, in the locality in agriculture, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements given that the dwelling is subject of an agricultural tie.

Signed

[redacted]

Director for Economic Development & Planning **Dated: 10 December 2013**