CASE OFFICER'S REPORT

Application Number: PL/2023/09774

Address: The Old Barn, Middle Coombe, Donhead St Mary, Shaftesbury, SP7 9LX

Proposal: Replacement of existing summerhouse (retrospective) and associated work

Date of Inspection:
N/A
Consultation Expiry:
22/12/23
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring high quality design and place shaping

SITE HISTORY:

PL/20210/04463 - Certificate of lawfulness to demonstrate the building is a lawful building having existed in its current form for a period greater than 4 years and the building works were substantially completed more than four years before the date of this application. **Approved.**

20/09950/FUL - Conversion and reuse of redundant lakeside building to a residential dwelling (Use Class C3) with minor extension, access improvements, landscaping and associated works **Refused.**

REPRESENTATIONS :

Donhead St Mary Parish Council – Object, for the following reasons:

It is the Parish Council's understanding that no existing planning permission for a building exists on this site and so on that basis the Parish Council Object to this application.
It is a house in open countryside, within a AONB. The building is so extensive and well equipped, it is in effect a separate residential dwelling.

Archaeology – No objection:

The former and new summer house lie within a landscape in which there are currently few known heritage assets. Given this is also a retrospective application, I have no archaeological concerns and no further action is therefore required in relation to this application as regards the buried archaeological heritage.

Third Party Comments **–** Two letters of support were received.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon the AONB
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the area

Wiltshire Core Strategy Core Policy 57 states:

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 Old Barn is a large residential property set within a substantial plot and falls within the AONB.

The application seeks retrospective approval for a replacement summer house located to the far end of the plot by the lake.

It is noted that the Parish Council have objected due to no knowledge/Planning history of an existing building on-site and that it appears substantial/self sufficient in being a separate dwelling. From reviewing the site and its history it is apparent that a Certificate of Lawfulness for an outbuilding/summer house was granted in 2021 under application **PL/20210/04463.**

Under the above approval it was deemed that aerial photos demonstrated that an outbuilding had been present on site for a number of years. This is also currently still shown upon the Councils historic aerial photos. Therefore, the principle of an outbuilding/summerhouse in this location has been determined.

The summerhouse replacement which has been erected appears to be on the same footprint as the previous and is of a similar scale and design, with similar internal facilities also. The location of the summerhouse is rather isolated and well screened from any wider viewpoints from within the site itself, due to the dense trees surrounding it and large plot area.

It is not uncommon for such large plots to boast outbuildings for ancillary use. Due to the similar scale and design, the summerhouse is not considered to result in any visual harm which would warrant a refusal. Furthermore, due to this being a similar replacement it is not considered to pose any harm upon the AONB. No rooflights are proposed and the design incorporates a similar arrangement of glazing that was previously present.

A condition can be placed upon any approval ensuring the summerhouse remains ancillary to the main dwellinghouse only, and therefore, addresses the Parish Councils concern.

Therefore, the proposals are considered to comply with Core Policy 51 and 57 and not result in any visual harm which would warrant a refusal.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the isolated and well screened position of the summerhouse in relation to any nearby residential properties, it is not considered to result in any concerns in regards to any negative impacts upon any residential amenities.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Conclusion:

On balance, the proposal, is not considered to pose any harm which could warrant a refusal. The replacement structure is considered to be visually sympathetic to the overall character and appearance of the area, whilst upholding residential amenities. Therefore, the proposals are considered to comply with the NPPF and Core Policy 51 and 57.

RECOMMENDATION: Approve, with conditions.