CASE OFFICER'S REPORT

Application Reference:	PL/2023/07527
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	03 October 2023
Case officer:	Hilary Baldwin

Site Address:	RAVENSBROOK HOUSE, MINETY, MALMESBURY, SN16 9RJ
Proposal:	Proposed conversion of part of the existing property to ancillary accommodation to also include proposed double garage.
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The proposal comprises the change of use of an adjoining extension to the property to that of ancillary annexe accommodation. No external changes are proposed but an existing first floor room would be extended internally above the retained garage.

Along with the change of use, a detached double garage is proposed within the front amenity space and adjacent to the front boundary hedgerow. The garage would have a footprint of approximately 7m wide by 6m deep and pitched roof of overall height of 5.8m. The oak framed structure would have slate tiles, the three enclosed sides would be horizontal cedar cladding and the overall structure would have oak posts. No doors are proposed and the structure would provide for two, open parking bays.

Site Description

The application site comprises a detached property known as Ravensbrook House which is a detached, two storey property lying at the rear (west) of the site and which benefits from a large, front amenity space. The rear (west) of the site abuts the farmyard of Ravensbrook Farm and all the amenity space of the property lies between the dwelling and the highway to the east. There is a long private driveway and frontage parking and the site is separated from the highway by a mature, native hedgerow.

Lying outside of any settlement there are few other properties within the area, which is characterised by farmsteads and agricultural fields. The site is not within any designated Conservation Area and there are no other heritage assets within close proximity to the site.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 104 & 105 - Promoting Sustainable Transport
Paragraph 131, 135 - Function and Form of Development

Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 13 - Spatial Strategy: Malmesbury Community Area
Core Policy 51 - Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport
Core Policy 61 - Transport and New Development

Wiltshire Local Transport Plan 2011 - 2026
Car Parking Strategy

Key Issues
Principle of Development
Impact on the character and appearance of the settlement
Impact on adjacent neighbouring occupiers
Access, Parking and Highway Safety
Other Considerations

Relevant Planning History
The planning history on the site reveals that the property was extended in 2007 by way of the adjoining, single storey accommodation and its integral garages.

07/00954/S73A – Proposed Garages and Single Storey Extension (Retrospective)
Approved with Conditions

Consultation Responses
Minety Parish Council – No Objection

Highways - No Objection, subject to a condition to retain the annexe as one planning unit

Representations
No letters of representation were received in relation to the proposed development.

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to assessment of site specific impacts, related policy considerations and compliance with the other policies contained within the development plan and the guidance and provisions as contained within the National Planning Policy Framework.

Impact on the Character and Appearance of the Site and Settlement

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

The application site lies within a rural area characterised by sporadic dwellings, farmsteads and open agricultural fields. The property on the site represents a two-storey dwelling which has benefitted from alterations and extensions over time. In particular, there is an adjoining extension on the northern end of the property, which is already permitted as additional accommodation and with two integral garages.

The property benefits from a large, private amenity space, albeit between the dwelling and the highway to the east as the rear (west) of the property lies directly adjacent to the farmyard of Ravensbrook Farm.

The submitted plans confirm that the proposed change of use of the existing extension would not result in any external alterations and the extended first floor would be above the retained garage space below and benefit from an existing roof light which was permitted by way of the 2007 permission (referenced in a preceding section of this report).

The proposed double bay garage is considered relatively small when viewed in conjunction with the host dwelling and its scale, form and design is considered to represent a suitable, subservient building. Albeit set close to the highway boundary, the structure would be behind a large and mature native hedgerow and the extended driveway would not be highly visible from the public realm. The natural materials are considered to help assimilate the structure into the site and the wider rural area.

The Parish Council has not raised any objection to the proposal and the there are no highway access concerns as the existing access into the site would be retained.

A condition is recommended that the development is carried out in accordance with the submitted drawings and can be appended to any subsequent grant of permission.

In this instance, due to the size and location of the development, and the use of the appropriate materials detailing to match the host property, the proposal is considered to be in accordance with CP57and the guidance and provision of the NPPF.

Impact on Adjacent Neighbouring Occupiers

The development is not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon the adjacent occupiers over that which can normally be undertaken within a residential unit.

Access, Parking and Highway Safety

There is considered to be sufficient off-street parking for both the dwelling and the proposed annexe providing the annexe remains as one planning unit, ancillary to the host dwelling and that there is no alternative vehicle access from the main highway to the east. It is noted that the integral garage within the extended dwelling would be retained and two additional spaces would be formalized within the proposed garage.

The Council's Highway Engineers have not raised any objection to the proposal and whilst there is a comment regarding the additional driveway, there is no additional access into the site and the driveway would be discrete behind the highway boundary hedgerow.

Other Considerations

The submission states that the proposal is for ancillary annexe accommodation to be used in conjunction with the host dwelling. Nevertheless, the level of accommodation indicates that the annexe could be occupied separately and this type of layout could lead to a further separate unit of accommodation. However, given the close association with the host dwelling, in terms of its position directly adjoining the northern side elevation of the property, the degree of separation is considered acceptable in this instance.

Notwithstanding this position it is considered appropriate that a condition to ensure that the structure remains associated within the main dwelling at all times and within one planning unit be appended to any grant of permission.

Conclusion

As such, the proposals would not conflict with the statutory requirements, as well as the national and local planning policies and can be supported. The proposal would not result in significant harmful impacts to the residential character of the locality or to residential amenity.

It is therefore recommended that the application should be permitted subject to relevant conditions.

Conditions: (4)

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:

5435/03 Site Location Plan. Received on 05 September 2023
5435/04 Block Plan. Received on 05 September 2023
5435/01 Rev A. Existing Ground Floor Plans. Received on 05 September 2023
5435/02 Rev A. Existing First Floor Plans. Received on 05 September 2023
5435/52 Rev B. Proposed Block Plan. Received on 05 September 2023
5435/50 Rev A. Proposed Ground Floor Plan. Received on 05 September 2023
5435/51 Proposed First Floor Plan. Received on 05 September 2023
5435/53 Rev A. Proposed Garage. Received on 05 September 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the approved plans and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Ravensbrook House, Minety, SN16 9RJ and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Informatives: (4)

5 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being

issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

8 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.