DELEGATED REPORT

Application Reference:	PL2023/09315
Application Type:	House Holder Planning Application
Site Address:	Common Farmhouse, Quemerford, Calne SN11 8UB
Proposal:	Conversion or demolish/rebuild existing out buildings to the rear of the property to habitable spaces. Existing tiles removed from roof replaced with slates. Removal of existing conservatory and construction of new garage. Existing landscape altered including raised platforms.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application is made for a double garage extension to the west side of a residential dwellinghouse. The proposals also include alterations to install rooflights are proposed to either side of the gable roof of the attached outbuilding with internal alterations and knocking through of dividing walls and raising of ground floor level to incorporate the outbuilding as living accommodation. Raised platforms are proposed to the rear garden. All the elements relate to an existing dwellinghouse.

The garage will be to the west side elevation of the house following removal of an existing conservatory.

The chosen materials are of rendered elevation with slate tiles to the roof. A garage door to the front (south) elevation and a personnel door to the rear (north) elevation.

The proposed garage measures approximately six metres in width by approximately 7 metres deep attached to the west side of the dwelling and set back from the front elevation by approximately 500 mm.

The height to the eaves is approximately 2.6 metres the height of the ridge is approximately 5 metres.

The outbuilding extends to the rear of the dwelling along the rear east boundary and is single storey with loft area. The first section of the outbuilding appears to have been previously incorporated into the rear of the house and forms a gym and bathroom, this area is to altered to form a new larger kitchen to the property with an opening made to the proposal. The next section is of two storerooms both are accessed externally, there is loft space accessed from the first storeroom which extends over the second storeroom. The proposal is to incorporate the storerooms into the dwelling forming a vaulted ceiling.

The wall dividing the storerooms is to be removed, the space will be divided with a new partition wall to a dining room/snug and a shower room to the far end. The roof will be replaced with open trussed ceilings with rooflights to either side. The existing roof tiles to the outbuilding and house are to be replaced with slates as proposed for the garage roof. A range of doors to the west side elevation and dining room/snug will give access to the rear garden of the property. The existing ground floor element which attaches to the barns is currently a gym and bathroom, this area is to become the kitchen with an opening created to the new dining room/snug. A spiral cellar is proposed to the floor of the dining room/snug area.

The internal floor areas to the dining room and shower room of the outbuilding will be raised level with internal floor levels of the existing dwelling.

Externally, raised platform and steps are proposed to the rear garden. The alterations are to form a level area outside the dining/snug from the bi-fold doors. The agent has confirmed the proposed landscaped area is no greater than 500mm above existing ground level at the rear boundary.

The application is made as a householder application for ancillary accommodation to the existing dwelling the existing kitchen is to become a boot room with a new kitchen formed within the attached outbuilding.

SITE DESCRIPTION/CONTEXT

The property known as Common Farm House, Quemerford near Calne is a detached dwelling adjacent a complex of five dwellings of previously converted stables and equestrian buildings. The properties are surrounded by countryside being approximately 200 metres north the A4 at Quemerford and to the east fringes of the Town of Calne. Calne is designated as a Market Town within the Wiltshire Core Strategy. The site is located north of the A4 London Road at Quemerford accessed by a single-track drive/lane approximately 200 metres to the north of the A4 behind residential properties which line the north side of the A4 to the east of the Town of Calne.

The property has a large plot approximately 50 metres wide by 40 metres deep, the house is set to the rear and east corner of the plot, the east side of the farmhouse and rear outbuilding element form the boundary to the east adjacent to the driveway access to neighbouring properties.

The roof tiles are concrete interlocking tiles the elevations of the house and outbuilding are of a mix of brickwork, block, stone and render all painted white.

The property falls within the parishes of Calne Town Parish and Calne Without Parish, the parish boundary is to the south of the house across the front gardens and driveway being in Calne Parish, the house and rear gardens are in Calne Without.

There are no other policy designations covering the application site.

PLANNING HISTORY

05/03242/FUL – Conversion equestrian outbuildings and stables to 5 Residential units – Approved with conditions

07/03258/COU – Conversion of Unit 2 to Residential (revised scheme to 05/03242/COU)

PL/2023/11190 – Two detached dwellings – under consideration (land in blue same ownership)

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 8: Spatial Strategy for Calne Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Calne Neighbourhood Plan – made February 2018
Policy BE2 – Design Principles

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 12: Achieving well designed places

ISSUES

- Principle of Development
- Scale and design
- Residential amenity
- Access and parking

CONSULTATION

Calne Town Council – No objection, but makes following comment:

> *The Planning, Licensing and Highways Consultative Committee has approved a Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge which we would ask is considered when determining this application.*

Calne Without Parish Council – No Objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter, no representations have been made.

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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is established as acceptable. However, the detail of such proposals must also be considered against relevant policies within the development plan. That consideration is set out below.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The garage is of materials to match the existing dwelling, the design with a gable roof in slates to match the house with elevations of render match the existing dwelling. The garage attached to the side, set back from the principal elevation is considered to be in scale and will be perceived as being subservient to the existing property. Due to the siting of the development, it is not considered likely that the development will be overtly visible from the street scene or the wider locality, and for that reason will not unacceptably impact on the character and appearance of the locality.

The proposal is considered to be in accordance with CP57 of the WCS in terms of scale, design, siting and materials and BE2 of the Calne Neighbourhood Plan.

Residential amenity

Core Policy 57 states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The neighbouring properties most sensitive to the development are Riversbrook Barn to the north and The Old Dairy to the west.

Riversbrook Barn is a detached dwelling sited to the north approximately 6 metres from the rear north boundary of the proposal site and across the rear access track which serve the neighbouring barns to the north of Common Farm House. The north gable end elevation of the proposed development proposes a window in place of an existing timber door above ground high level. Riversbrook Barn has a south gable end elevation at the boundary with a window directly opposite the proposed high-level window of the development. The distance between the two opposing elevations is approximately 6 metres. The window serves the proposed showroom, the window cil level is at approximately 1.6 metres above the proposed internal ground floor level. There may be opportunities for direct overlooking from the first floor window of Riversbrook Barn into the showroom window, it would be appropriate to include a planning condition to any planning permission to ensure that the window is of obscure glazing to protect the occupiers of either property from overlooking.

The existing east side elevation faces west towards the property known as the The Old Dairy. The proposal removes existing openings in the side elevation of the outbuilding and proposes rooflights along the west side roof slope. The roof lights are at high level and will not give rise to overlooking towards The Old Dairy. The development is not considered to give rise to unacceptable impacts to The Old Dairy from overlooking, the height and mass of the building is unchanged from the existing situation and therefore, no unacceptable impacts from overbearing or overshadowing are considered to result from the development.

The proposed raised platforms and steps are to the rear garden adjacent the proposed dining room/snug and shower room doors to the garden. There are existing hard surfaces to the rear the garden. The garden has a gently slopes away from the rear of the house to meet the rear boundary. A level area is proposed outside the proposed dining/room snug, the maximum height would be approximately 500 mm at the rear boundary. Given the siting within the enclosed rear garden the proposed increase in level of approximately

500 mm to level existing areas close to the building there are considered to be no unacceptable impacts from the raised areas that would provide overlooking to neighbouring occupiers.

Due to the scale, height, design, siting and orientation of the proposal in relation to neighbouring properties there are considered to be no unacceptable impacts from overshadowing, overbearing or overlooking.

Subject to the imposition of conditions, the proposed development is considered to be in accordance with CP 57 of the WCS in terms of amenity.

Access and parking

Wiltshire Core Strategy Policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

The Wiltshire Council Highway Standards parking requirement is for three off street car spaces to be provided for a four plus bedroom property.

The property is currently a six-bedroom dwelling the proposal does not alter the bedrooms at the property. The existing vehicle access is unaltered. The driveway provides off street parking for more than four car spaces and the proposal is for a double garage with extended driveway to the garage.

The proposal is found to be in accordance with CP 61 in terms of the vehicular access and CP 64 that the parking provision is in accordance with the requirements of the WCS.

Other matters

The Calne Town Council do not raise an objection to the proposals, but do advise of their Sustainability Statement as part of the Climate Emergency & Climate and Environmental Pledge, and ask that it be considered when determining the application. However, given the scale of the development being proposed, this is a matter which is adequately controlled through the Building Control regime.

CONCLUSION

The proposed development is considered to be of acceptable design, siting, scale and materials. There are considered to be no unacceptable impacts to the amenities of neighbouring occupiers. The parking and access arrangements meet with the provisions of Wiltshire Parking Standards. The proposal is considered to be in accordance with CP 57, CP 61 and CP 64 of the WCS and BE2 of the Calne Community Neighbourhood Plan.

RECOMMENDATION: That Planning Permission be GRANTED 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 and documents:

   Drawing no. 2241.03.01 - Location plan 1:1250 Scale and Block Plan 1:500 Scale
   Drawing no. 2241.03.02 - Existing Ground Floor Plan 1:100 Scale
   Drawing no. 2241.03.03 - Existing First Floor Plan 1:100 Scale
   Drawing no. 2241.03.04 - Existing Sections 1:100 Scale
   Drawing no. 2241.03.05 - Existing South and West Elevations 1:100 Scale
   Drawing no. 2241.03.06 - Existing North and East Elevations 1:100 Scale
   Drawing no. 2241.03.08 - Proposed Ground Floor Plans 1:100 Scale
   Drawing no. 2241.03.09 - Proposed First Floor Plan 1:100 Scale
   Drawing no. 2241.03.10 - Proposed Section 1:100 Scale
   Drawing no. 2241.03.11 - Proposed South and West Elevations 1:100 Scale
   Drawing no. 2241.03.12 - Proposed North and East Elevations 1:100 Scale
   Drawing no. 2241.03.13 - Proposed 3D images

   All received 27th October 2023.

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

3. The window in the proposed shower room rear/north elevation shall be glazed with obscure glass only to an obscurity level of no less than level 3 prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

   REASON: In the interests of residential amenity and privacy.

INFORMATIVES

4. 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.

5. 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.

6. 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.