CASE OFFICER'S REPORT

Application Reference:	PL/2023/10503
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	13 March 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	Walnut Cottage, Blue Barn Farm, Lamberts Marsh, Southwick, Trowbridge. BA14 9PD
Proposal:	Proposed rear extension to provide additional living accommodation.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached single storey dwelling, Walnut Cottage, located within a courtyard setting of similarly styled dwellings on the outskirts of Southwick near Trowbridge. The dwellings known as Walnut Cottage, The Coach House and The Hayloft were outbuildings (associated with Blue Barn Farm to the west) that were converted to holiday lets following approval in 2005. In 2020 a certificate of existing lawful use was granted (20/01372/CLE) for the properties to be used as independent residential occupation.

This application is seeking permission for a single-storey extension to be erected on the rear north elevation of Walnut Cottage. the works would facilitate extended ground floor living accommodation, and an additional bedroom and bathroom.
Following correspondence with a neighbouring occupier the red line site plan has been updated. The revised plan has reduced the previous red line site location plan and included blue lined land to reflect the land ownership. The shared land for the access is annotated on the site plans.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP29 – Spatial Strategy for the Trowbridge Community Area
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment
CP60 – Sustainable Transport
CP61 – Transport and Development
CP64 – Demand Management
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues
Principle of Development
Design and Visual Impact
Impact on the setting of the listed buildings nearby
Neighbouring Amenity
Highways Impact
Other Matters

Relevant Planning History
W/05/01052/FUL Conversion of outbuildings into residential holiday units - Approve with conditions
W/05/01067/LBC Conversion of outbuildings into residential holiday units - Approve with conditions
20/01372/CLE A certificate of existing lawful use for the independent residential occupation of the properties known as The Hayloft,
The Coach House and Walnut Cottage - Approve
20/05995/FUL Conversion of existing stables into dwellinghouse and associated operations - Approve with conditions

Consultation Responses
Southwick Parish Council - No comment

Representations
Consultation consisted of advertisement by site notice and neighbour notification. An objection was received from a neighbouring occupier which relates to land ownership and the red line site plan. These matters will be addressed within the officer report below.

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.

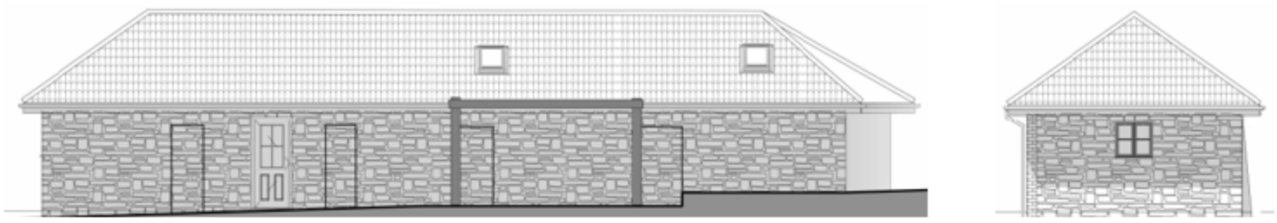
Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Trowbridge. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height,

mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The single-storey side extension would be positioned on the north elevation extending 11m to the rear of the host dwelling, the extension would employ a pitched roof form at a height of 4.4m, set down from the ridge height of the existing dwelling, with a rear facing gable.

Whilst officers acknowledge that the development would introduce a large increase in footprint to the host dwelling it is not considered to be disproportionate given the existing single storey linear form of Walnut Cottage, with the extension introducing a matching wing. Officers acknowledge that the existing dwelling consists of limited habitable accommodation and the extension would provide much needed family space.



Existing rear (left) and east side elevation (right)



Proposed rear (left) and east side elevation (right)



Site photo of the rear elevation of the host dwelling

The extension would employ bi-folding doors on the east elevation accessing the private residential curtilage, and a picture window on the north facing elevation, no windows are proposed on the west elevation. Rooflights similar to existing would be inserted within the east and west roof voids

The applicant proposes timber cladding detail to the east facing elevation of the extension with the west elevation rendered in an off-white colour, and the roof would consist of a slate grey corrugated metal, the fenestration would match existing. Whilst the materials for the elevations and roof would deviate from the natural cobbled stone of the host dwelling, they would serve to identify the new addition and would not appear out of context within this rural setting.

It is considered that the extension would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on the setting of the listed buildings nearby

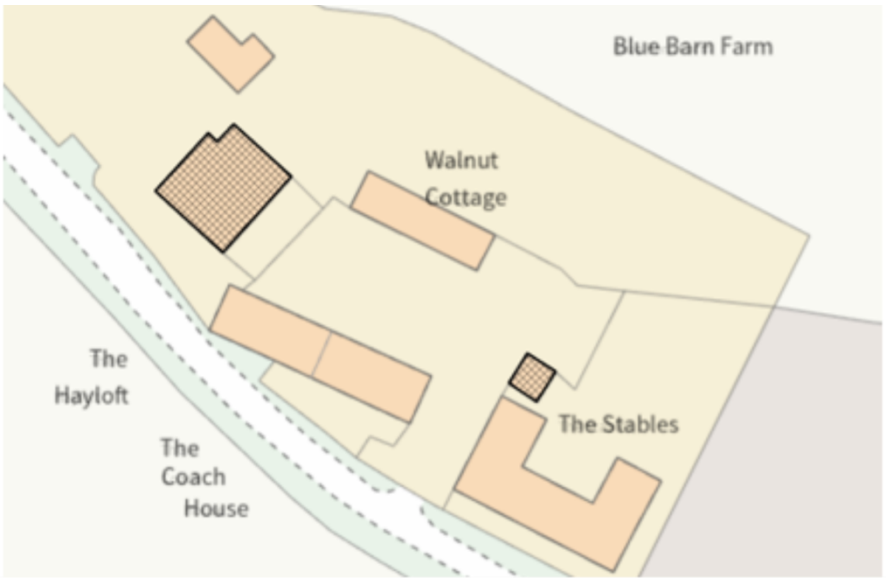
Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 207-9 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 203 requires local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF. The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance".

NPPF paragraph 200 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

Walnut Cottage sits within a courtyard development of converted buildings that were once outbuildings associated with Blue Barn Farm a Grade II listed dwelling positioned to the west of the host dwelling, to the southeast lies The Granary which is also Grade II listed (the listed buildings are denoted by the black hatching on the plan insert below). Therefore, any works to the host dwelling have to be appraised in relation to any impact upon the setting of the listed buildings nearby.



Given the limited footprint of the proposed scheme, located on the rear elevation of the host dwelling within the built envelope of the application site, it is assessed that the development proposal would not cause harm to the setting of the listed buildings within the vicinity. The development therefore complies with Core Policies, 57 and 58 of the Core Strategy and Paragraph 200 and 203 of the NPPF.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that 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 through 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 (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the rear, and no windows would be inserted on the west elevation adjacent to the neighbour at Blue Barn Farmhouse. Therefore, no overlooking concerns are raised.

It is acknowledged that there would be an additional mass on the rear elevation of the host dwelling, however given the detached nature of the property with extended separation distances to any immediate neighbours no overbearing or overshadowing concerns are raised.

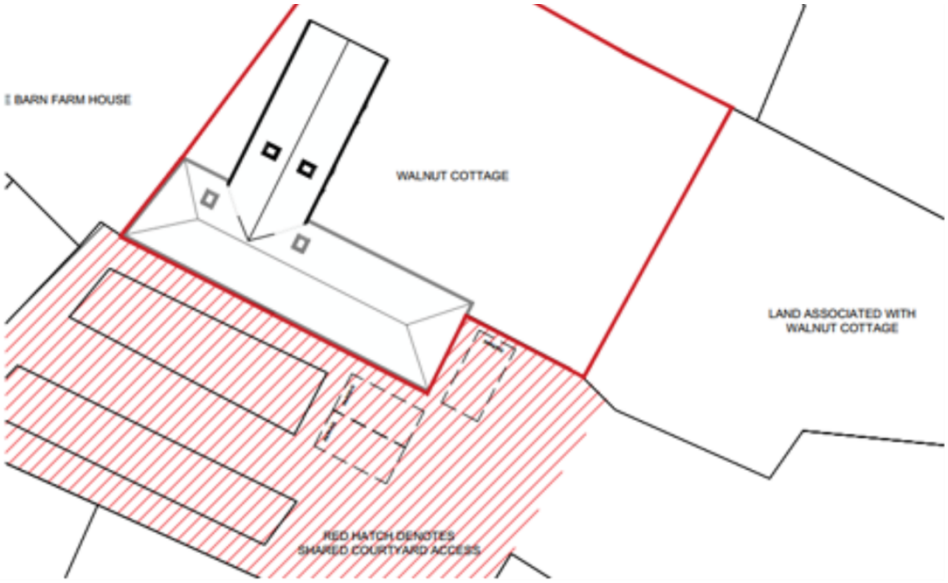
Given the scale of the development proposal, it is considered that the proposed extensions would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Highways Impact

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards. The host dwelling is currently served by two bedrooms and the

development proposal seeks to introduce an additional ground floor bedroom which would increase the bedrooms within the property to 3.

In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) two on-site car parking spaces would be required for a 3 bed dwelling (standard min. size 2.4m x 4.8m).



The agent has submitted plans that illustrate that parking for three vehicles would be provided within the shared courtyard area to the east and south of the host dwelling. The proposal retains the existing access and would not give rise to significant harm in terms of highway safety. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 115 of the NPPF.

Other Matters

A neighbouring occupier has raised concerns over the accuracy of the red line site plan and following correspondence with the applicant an updated red line site plan was received (19.02.2024) illustrating the extent of the land ownership.

The neighbour has also raised concerns over the details contained within the transfer of ownership for the property which sets out '*not to erect any additional structures at the property or carry out alterations affecting the external appearance of the property without the prior consent of the transferors.*' However, the legal document does not form part of the material planning considerations and would be dealt with as a civil matter with the relevant parties.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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:
Site Location Plan DWG No P001 Rev D - Received 19.02.2024
Existing Site Plan DWG No P002 Rev D - Received 19.02.2024
Existing Ground Floor Plan DWG No P004 Rev C - Received 04.12.2023
Existing Elevations DWG No P005 Rev C- Received 04.12.2023
Proposed Site Plan DWG No P006 Rev D - Received 19.02.2024
Proposed Ground Floor Plan DWG No P007 Rev C - Received 04.12.2023
Proposed Roof Plan DWG No P008 Rev C- Received 04.12.2023
Proposed Elevations DWG No P009 Rev C - Received 04.12.2023
Proposed Section A-A DWG No P010 Rev C - Received 04.12.2023

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