CONVERSION OF AN AGRICULTURAL BARN TO A RESIDENTIAL DWELLING, SANDYHILLS FARM, TEFFONT MAGNA

SUPPORTING STATEMENT

May 2024

KERNON
COUNTRYSIDE CONSULTANTS LIMITED

CONVERSION OF AN AGRICULTURAL BARN TO A RESIDENTIAL DWELLING, SANDYHILLS FARM, TEFFONT MAGNA

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1 INTRODUCTION

1.1 This Supporting Statement accompanies a planning application to convert an existing agricultural building into a single-storey dwelling house.

1.2 An appeal was held into an earlier refusal. The Inspector identified four main issues. This report sets those out in more detail, but in summary the Inspector concluded that the proposed development would have an acceptable effect on the AONB and Conservation Area. He concluded that the location was suitable for housing.

1.3 The appeal was dismissed for two reasons:

(i) future occupiers would likely experience unacceptable living conditions with particular reference to outlook and light;

(ii) whilst there is some mutual agreement between the parties that lighting for the operational phase would be acceptable, insufficient information was provided to enable certainty that bat habitats would not be harmed.

1.4 This Supporting Statement accompanies an application for conversion. The details of the proposal have been changed. The previous design involved windows "**primarily orientated towards the steep bank to the rear**" which, in combination with an absence of rooflights, led to the conclusions that internal spaces would be "**dark and having a diminished outlook**".

1.5 The living spaces are now proposed at the west end, the bedrooms have openings via (mostly) existing openings to the north (which is not shaded), and the dwelling will have plenty of light. This has been achieved without exposing the occupants to views from those walking past, and without altering the character of the building. The use of facing stone in part of the building will result in an enhancement.

1.6 This Supporting Statement sets out the proposals as follows:

(i) section 2 describes the previous proposals and the Inspector's decision;

(ii) section 3 sets out the revised proposals, the reasons and the beneficial effect it will have;

(iii) section 4 addresses the previous concerns about outlook and light;

(iv) section 5 provides information about lighting. It was previously recognised that this was an issue capable of resolution;

(v) with conclusions in section 6.

1.7 Planning policy is relevant to the matters, but is set out on a topic basis in the various chapters, as so few issues are outstanding.

2 THE PREVIOUS PROPOSALS AND THE INSPECTOR'S CONCLUSION

2.1 It helps understand the proposals, past and present, if the barn and its setting is described.

2.2 The building is located to the east of Teffont Magna, as shown below. It sits below a bankside up to agricultural land. The road runs to the north.

Insert 1: Google Earth Locating the Building



2.3 From the road the building is visible as follows.

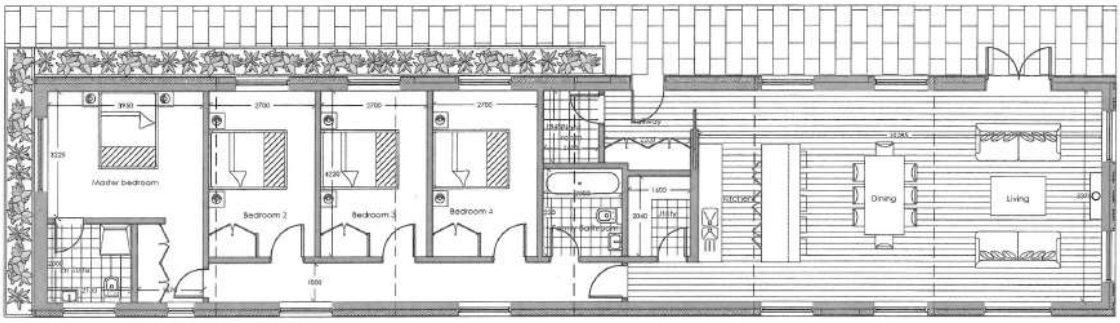
Photo 1: The Dwelling from the North



The Appeal Proposal

2.4 The proposed development that went to appeal in 2022 was laid out as follows (north being to the top of the page).

Insert 2: Floor Plan (Previous Proposals)



The Inspector's Conclusions on Light

2.5 The windows from the living accommodation were, as can be seen, on the north and south side. The south side faced a rising bank, as can be seen in the photograph below (taken from the southwest and looking northeast).

Photo 2: The Building from the Southwest



2.6 The Inspector's decision is at **Appendix KCC1**. The most important paragraph is paragraph 6, which describes the problems from the outlook. It states, in full:

> "**Given the proximity of the proposed windows to the tall boundary trees and the limited gaps between them, it is likely that they would cast a significant shadow and limit the amount of light entering habitable rooms. Similarly, the rear facing windows would feel appreciably enclosed by the rising topography of the bank and the trees upon it. The consequence of this, in addition to the absence of rooflights, would result in those internal spaces being dark and having a diminished outlook particularly in instances where the windows are orientated**

to the north and south. The effects would be most acute during the spring and summer months when the trees would be in full leaf. Future residents would therefore be subjected to an unattractive internal environment that would have harmful effects on their amenities".

2.7 The conclusion in paragraph 9 was:

"**In conclusion, future occupiers would likely experience unacceptable living conditions with particular reference to outlook and light. Therefore, it would fail to accord with Core Policy 57 of the Wiltshire Core Strategy (adopted January 2015) (Core Strategy) insofar as the policy requires proposals to be of a high-quality design that takes account of the needs of future occupiers**".

The Inspector's Conclusions on Bats

2.8 The Inspector raised concerns about lighting as it might affect bats.

2.9 In respect of the operational phase, he commented as follows:

"**There is some mutual agreement between the parties that lighting proposals for the operational phase of the development are acceptable and would not harm the conservation interests of local bat populations**".

2.10 He went on to express concern about the construction phase:

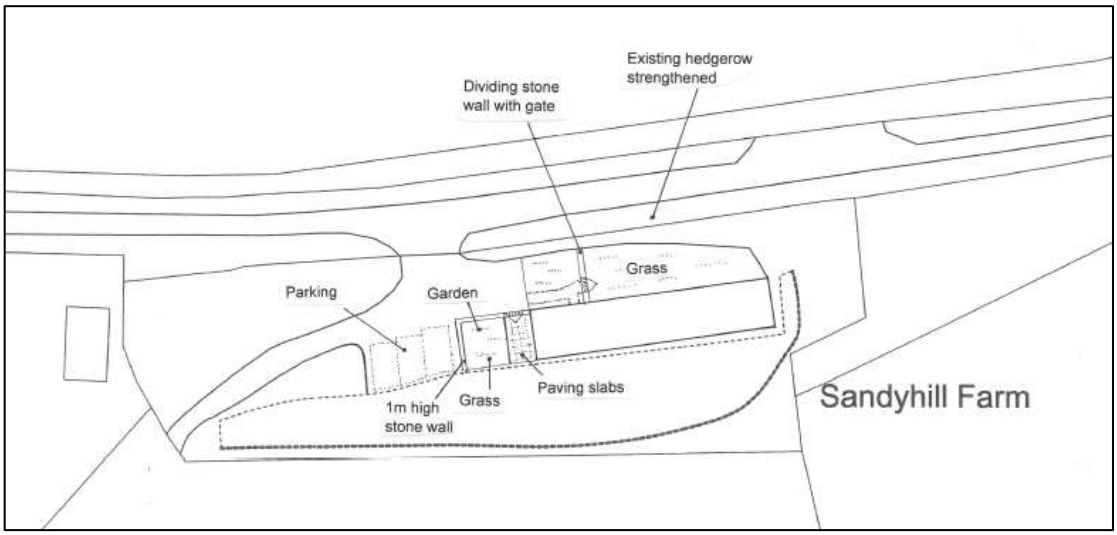
"**However, the means of mitigating artificial lighting during the construction phase are somewhat vague. There is a commitment to no construction activity either side of dawn and sunset hours, however, there are no categoric assurances on whether lighting would be used during and outside of those times even when daily activities associated with the construction phase are completed. I cannot therefore be certain that all forms of lighting, associated with the construction phase, have been ruled out during times when bats would be foraging along the site's boundaries**".

3 THE REVISED PROPOSALS

3.1 The Applicants have removed some large ash trees (showing signs of die-back) from the bank above the building, and this has resulted in more light into the area. Additionally, and most significantly, the layout of the accommodation has been switched so that living rooms are now at the west end. This allows views over the yard area and creates better opportunities for views, and allows much more light into the living rooms.

3.2 The revised layout is shown below, in an excerpt from the Block Plan.

Insert 3: Extract from Revised Block Plan



3.3 The revised internal layout is as follows.

Insert 4: Revised Internal Layout



3.4 This revision to the layout is important because now the main living areas have openings facing towards the open area to the west, which is shown below. This area provides open curtilage, the opportunity for light, the opportunity for an outlook, and should overcome the previous concerns.

Photo 3: The Area to the West (taken just north of the building)



3.5 The living room will have a large glazed area to the west, using one of the two doors, as shown below.

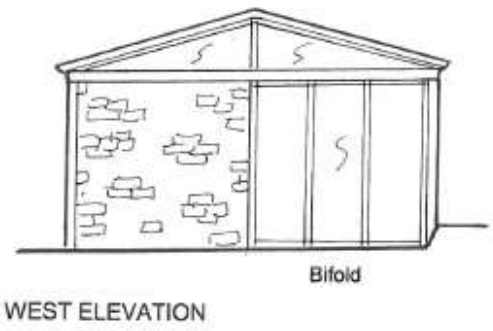
Photo 4: Indication of Door to be Glazed



3.6 The design therefore provides light into the building from the end (west) wall, as follows. The design also glazes the area under the roof, as shown, giving further high-level light.

Photo 5 and Insert 5: West Elevation





3.7 The north wall is solid blockwork, but for aesthetic enhancement we propose to replace or face the concrete blockwork with natural stone just as far as the wall beyond the kitchen window. Then the stone infilling the metal door and the first section of outer wall will be a significant enhancement.

Photo 6 and Insert 6: North Elevation





3.8 The style of stone will be similar to the next-door cottage (below left) and the new house under construction in the village (below right).

Photos 7 and 8: Nearby Examples of Stonework





3.9 The revised layout means that only the bedrooms will have windows that look to the north. As described in the next section, they will have both light and views, but critically bedrooms do not need to have views. Most houses in the country do not have long distance views.

3.10 Revising the layout also means that the outdoor space immediately to the outside of the living area will now be on the west, which is open (as shown above).

3.11 Parking will take place in the existing parking area. The access is within the 30 mph zone and will not be altered.

3.12 The dwelling will be occupied by the current owners, one of whom has lived in the village most of her life.

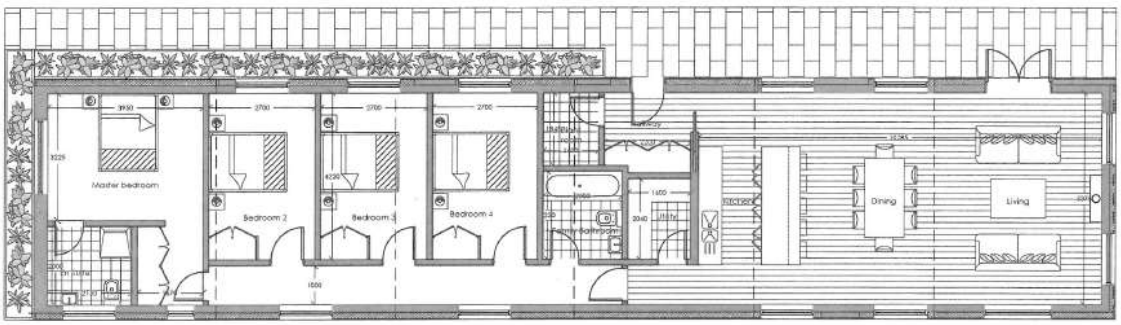
4 HOW PREVIOUS CONCERNS ABOUT OUTLOOK AND LIGHT ARE OVERCOME

The Issue to Overcome

4.1 Concern raised by the Inspector related to light and outlook. The residents, he concluded, would have dark internal spaces and a diminished outlook (paragraph 6).

4.2 At the time the layout and orientation was as follows:

Insert 7: Previous Orientation



Internal Outlook and Light

4.3 This concern is now overcome by the revised orientation and layout. The internal layout is reorganised, as described below, with living areas to the west, as shown below.

Insert 8: Revised Layout



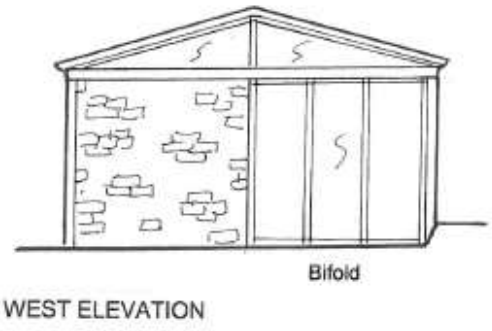
4.4 The most important rooms to have light and outlook are the living rooms. Bedrooms are for sleeping, so we have concentrated on the light and outlook provision for the living rooms.

4.5 By switching the living area to the west, there is both light and outlook. Further, the design achieves this without loss of privacy (for residents) or significant changes to the view (for passers-by).

4.6 The end of the barn is double doors at present, as shown below. The intention is to glaze one, as shown below. The other would be infilled with stone, to create an attractive wall (inside and out).

Photo 9 and Insert 9: End Wall and Proposals





WEST ELEVATION

4.7 The design adds windows on the south side too, plus some rooflights. The effect will be, from the inside, something similar to the photograph below. The proposed style of glazing/fenestration is similar to the windows in the new house being built in the village.

Inserts 10 and 11: Windows and Rooflight, and Nearby Example





4.8 The outlook will then be similar to that shown below, photographed from just to the side of the building. This is a pleasant view, and light.

Photo 10: General Outlook from the West of Barn



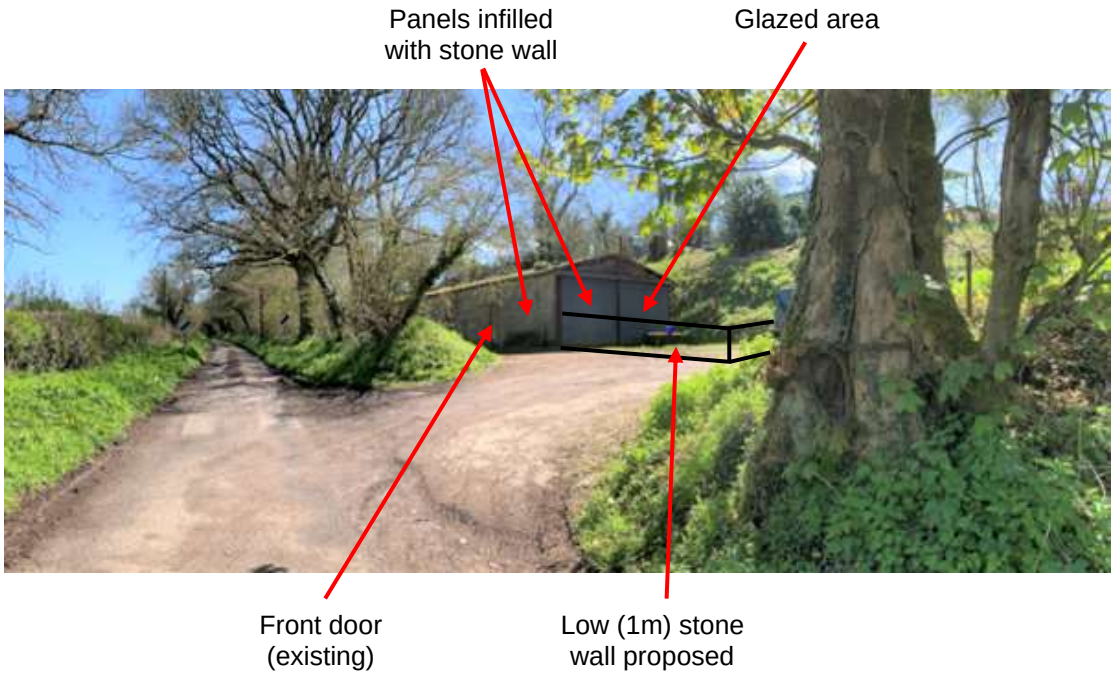
4.9 There will be plenty of light on the house, on the roof, and in the small garden.

Photo 11: The Setting



4.10 From the road, the design is intended to limit the prospects of residents being seen from road users and vice versa. This is illustrated below.

Photo 12: The Proposals from the Road (illustrated)



4.11 The kitchen will have a window looking north too. The intention with the windows is to retain the character of the building. On the north side the building has a series of stable or pedestrian doors.

Photo 13: The North Side



4.12 The stable doors will be turned into glazed stable doors, although the lower half will not open. An existing door and an example are shown below.

Photo 14 and Insert 12: Stable Door and Window Proposals





4.13 A new window of this type will be inserted for the kitchen, above the sink. That will give light and an outlook similar to the following view (taken from one of the proposed bedroom windows).

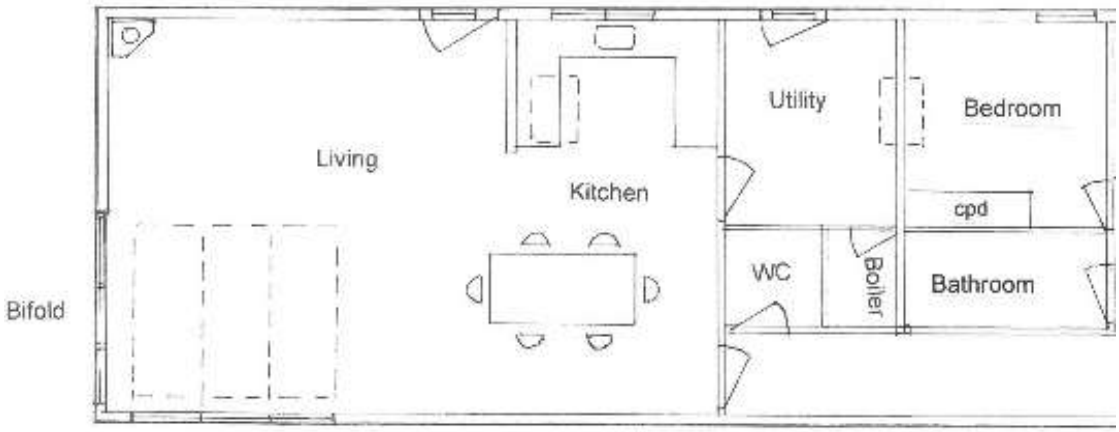
Photos 15 and 16: Views to the North





4.14 The living room and kitchen, as shown on the layout below, will therefore have light, a pleasant rural outlook, privacy and, from the kitchen area, distant countryside views.

Insert 13: Floor Layout



4.15 The layout, as can be seen, has a corridor running down the length of the building to serve as access to the bedrooms and bathroom. This will have a window, as can be seen, which is one of two existing windows on the south side. This will provide light.

Photos 17 and 18: Windows on the South Side





4.16 The bedrooms will all have light and views, albeit on the north side of the building, but there is no planning law or building regulation against north facing bedrooms. Stables doors will be provided so that the window is half the opening shown below, but full-length windows could be provided. In our opinion a half size window provides ample light and a lower wall provides privacy which is important in a bedroom. The bedroom views are below.

Photos 19 and 20: Bedroom Views





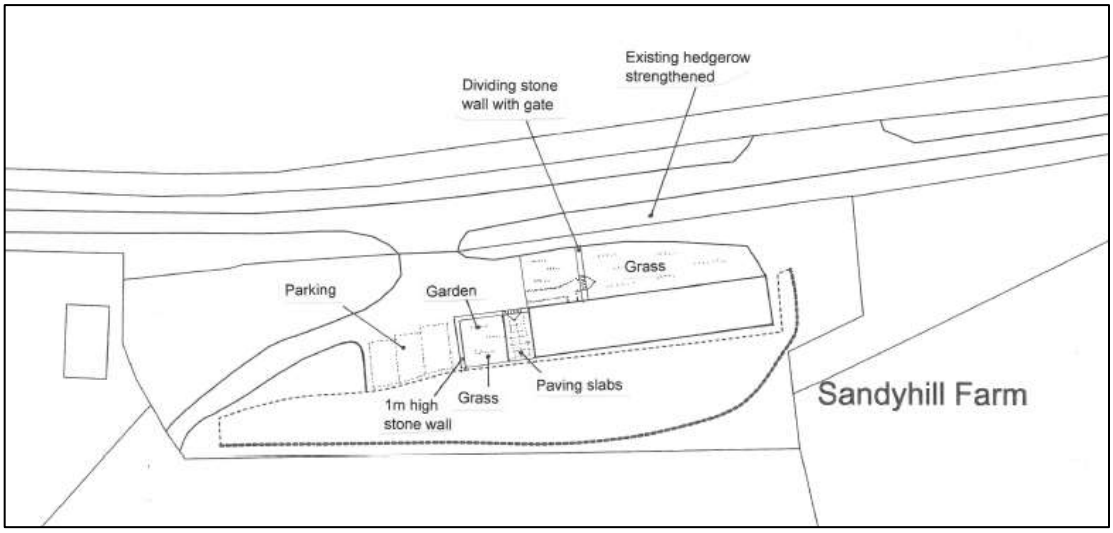
4.17 Therefore, in terms of living, the dwelling will have light in all the main rooms:

- the living room and kitchen with bifold doors to the garden, large windows to the south and a large rooflight section on the southern roof slope, plus a front door window and kitchen window;
- each of the bedrooms with windows looking to the north over open countryside.

Outdoor Space

4.18 The block plan (below) shows the proposed outdoor space.

Insert 14: Proposed Block Plan



4.19 For visitors, as was shown earlier, they would walk up the drive and pass to the left of the building to the front door. This is shown below.

Photo 21: Identifying Front Door



4.20 A small stone wall will be built by the front door to access an area outside the bedroom windows, shown below. This will be grassed and the roadside hedge will be supplemented with hedgerow plants to create a low screen, but with views over the hedge to the countryside beyond.

Photo 22: Area Outside Proposed Bedroom Windows



4.21 This will not expose the building to views from passers-by because the lane is sunken. A 1 metre hedge outside the building (ie garden hedge) would be 2 - 2.5m high from the roadside, as shown below.

Photo 23: View from the Road, Looking West



4.22 There will be a small garden outside the living room. As described earlier, and as shown on the block plan, a low (1 metre) stone wall will be built, which will provide outside sitting space, sunlit and private, as shown below.

Photo 24: Proposed Outside Space



4.23 Car parking will take place where the trailer is shown below, allowing ample space and turning space.

Photo 25: The Entrance and Parking Area



4.24 The outside areas will have privacy, as can be gleaned from the views from the road below. Walkers will not see into the house as they pass.

Photo 26: View from the East



Photo 27: View from the West



Conclusions

4.25 These changes should overcome previous concerns about light and outlook from inside the dwelling. At the same time the landscape will be enhanced, privacy will be retained, and a pleasant rural dwelling will be created.

5 LIGHTING AND BATS

The Issue

5.1 The Inspector noted the concerns variously as follows:

"**12. Artificial lighting used during the construction and operational phases of the development may disturb bats that potentially forage/commute along the appeal site's boundary hedges/trees. This could lead to a significant adverse impact on Annex II bats when foraging/commuting outside the SAC**".

"**13. There is some mutual agreement between the parties that lighting proposals for the operational phase of the development are acceptable and would not harm the conservation interests of local bat populations. However, the means of mitigating artificial lighting during the construction phase are somewhat vague. There is a commitment to no construction activity either side of dawn and sunset hours, however, there are no categoric assurances on whether lighting would be used during and outside of those times even when daily activities associated with the construction phase are completed. I cannot therefore be certain that all forms of lighting, associated with the construction phase, have been ruled out during times when bats would be foraging along the site's boundaries. Therefore, the proposal would not pass the test set out earlier in respect of the site's conversion objectives**".

The SAC

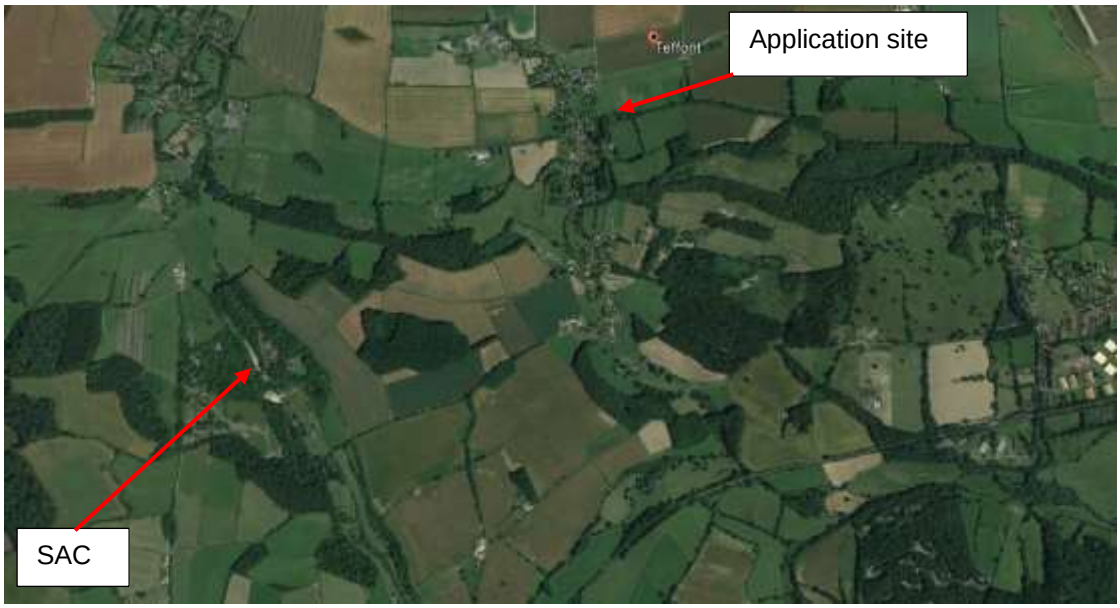
5.2 The Special Area of Conservation is approximately 1.8km to the south-west, as shown below.

Insert 15: Location of Chilmark Quarries SAC



5.3 Areas of woodland and linear tree belts are plentiful in the area, as can be seen below.

Insert 16: Aerial Photograph of the Area



Construction Lighting

5.4 The Ecological Impact Assessment by Eclipse Ecology, 12th October 2021, section 7.1 advised "**finish construction activity at sunset, if not before, and do not begin construction before dawn. Task lights must be switched off when not in use**".

5.5 The Inspector considered this to be "**rather vague**".

5.6 A Construction Lighting Methodology is set out in **Appendix KCC2**. This sets out hours of work so that no work takes place when bats will be foraging.

5.7 This is entirely realistic and achievable. Only in the months of September and October is the normal working day curtailed. Outside of that period a winter curfew of 18:00, and summer curfew of 19:00, will ensure that work stops before bats become active.

Operational Lighting

5.8 This is a potential bat foraging area, not a bat resting area, as identified in the Eclipse Ecology report, which reported:

- negligible suitability for roosting bats in surrounding trees (4.3.7.1);
- negligible suitability in the building (4.3.7.2),

5.9 The recommended mitigation was to avoid lights that shine towards the boundary hedges/trees.

5.10 That can readily be achieved. A lighting plan is set out in **Appendix KCC3**. This provides locations and specifications for the lights.

5.11 It draws from the Bat Conservation Trusts Guide, which is due to be updated imminently.

5.12 By moving the accommodation layout around so that the living area is at the western end, there is no need for any outside lighting on the building except for the two locations shown below.

Photo 28: Proposed Lighting Position



5.13 There is no requirement for extensive lighting for the parking area. The parking area, shown below, is not an area where bats will likely be flying low, so downlighting from a maximum of 1.5 m high would not affect foraging.

Photo 29: The Parking Area



5.14 A stone retaining wall around the outer edge of the parking area, with downward movement sensitive lights, would not affect any foraging activities.

Conclusions

5.15 Lighting is capable of being controlled by condition. This, the Inspector noted, was the anticipated position of the appeal.

6 OTHER ISSUES

6.1 There were no other issues that were identified as of a concern, when the last application was determined. These are addressed for completeness.

6.2 **Access and visibility** are excellent on exit, from a 2.4m setback. The entrance is within a 30 mph zone.

Photos 30 and 31: Visibility on Exit





6.3 **Ecological Potential** in the building is minimal, as can be gleaned from the following.

Photos 32 - 37: Internal Photographs Showing Negligible Ecological Potential













6.4 An Ecological Impact Assessment accompanies the application. It is within time, being less than two years old.

6.5 **Flooding.** The site is in Flood Zone 1.

6.6 **Contamination.** There is no reason to anticipate any contamination within the building.

6.7 **Amenity** of neighbours will not be adversely affected.

7 SUMMARY AND CONCLUSIONS

7.1 A proposal to convert the building has previously been refused and went to appeal.

7.2 The Inspector concluded that, on the four main issues:

- the location was suitable for residential use;
- there would be no unacceptable effect on the AONB or Conservation Area;
- however, based on the design being considered, occupiers would likely experience unacceptable conditions due to low light levels;
- and the proposals for outside lighting were insufficiently precise to enable a conclusion that bats would not be affected.

7.3 This proposal provides a different layout and design. Living conditions are moved to the west end of the building, where there is much more light and space. This, coupled with larger picture windows and large roof light, overcomes the concern about light.

7.4 Detailed proposals for lighting are provided. This ensures that bats will not be adversely affected during construction and during operation.

7.5 Therefore both the reasons for dismissing the appeal, are now overcome.

APPENDIX KCC1

Inspector's Decision

The Planning Inspectorate

Appeal Decision

Site visit made on 4 May 2022

by R E Jones BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 July 2022

Appeal Ref: APP/Y3940/W/21/3288168
Sandyhills Farm, Teffont SP3 5QX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Richard Bristow and Annabel Webb against the decision of Wiltshire Council.
- The application Ref PL/2021/03133, dated 18 March 2021, was refused by notice dated 6 August 2021.
- The development proposed is conversion of existing agricultural barn to form a single storey residential dwelling (Use Class C3) and associated works.

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The Council's refusal notice referred to the absence of survey work and mitigation to demonstrate potential impacts on Great Crested Newts (GCN) at the site. Additional information on this matter has accompanied the appeal, and the Council is satisfied that this now demonstrates there would be no harmful effects on GCN subject to conditions. Accordingly, there is no need for me to deal with that matter.

Main Issues

3. The main issues are:

   - whether future occupiers would be likely to experience acceptable living conditions, with particular reference to outlook and light;
   - the effect of the proposal on the integrity of the River Avon Special Area of Conservation (SAC) and the Chilmark Quarries SAC;
   - the effect of the proposal on the character and appearance of the surrounding area, having regard to its location within the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and the setting of the Teffont Conservation Area (CA); and
   - whether the proposal would be in a suitable location for housing, having regard to local and national planning policies.

Reasons

Living conditions

4. The appeal site comprises a linear parcel of land surrounded by tall mature trees. The agricultural barn occupies a central position within the site, yet the immediacy of the tall boundary trees and the sharply rising land at the barn's rear result in it appearing somewhat confined within the plot.

5. The proposed conversion would result in a dwelling incorporating four bedrooms and an open plan kitchen/dining and living room. Those spaces would be served by windows primarily orientated towards the steep bank to the rear, and the tall boundary trees lining the site's boundary with the adjacent road.

6. Given the proximity of the proposed windows to the tall boundary trees and the limited gaps between them, it is likely that they would cast a significant shadow and limit the amount of light entering habitable rooms. Similarly, the rear facing windows would feel appreciably enclosed by the rising topography of the bank and the trees upon it. The consequence of this, in addition to the absence of rooflights, would result in those internal spaces being dark and having a diminished outlook particularly in instances where the windows are orientated to the north and south. The effects would be most acute during the spring and summer months when the trees would be in full leaf. Future residents would therefore be subjected to an unattractive internal environment that would have harmful effects on their amenities.

7. It would be reasonable to expect that future occupiers of the dwelling would seek to improve the situation through regular pruning or the removal of some of the boundary trees. However, this would likely have consequential effects on the visual setting of the site, while those works would not fully resolve the harmful effects of the rising bank to the rear.

8. There would be an area of external amenity space to the side of the dwelling. This would be in a more open part of the site, where it is deeper and less inhibited by the shadowing effect of the boundary trees, owing to the presence of the gap created by the adjacent site access. The amenity space is of adequate size whilst it could reasonably cater for the needs of future occupiers in terms of functionality. Despite this aspect of the scheme being acceptable, it would not overcome the deficiencies referred to in respect of the proposed internal living environment.

9. In conclusion, future occupiers would likely experience unacceptable living conditions with particular reference to outlook and light. Therefore, it would fail to accord with Core Policy 57 of the Wiltshire Core Strategy (adopted January 2015) (Core Strategy) insofar as the policy requires proposals to be of a high-quality design that takes account of the needs of future occupiers.

SAC

10. The appeal site is located within the consultation zone associated with the Chilmark Quarries SAC. This qualifies as a habitats site under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations). The SAC is designated for its important bat populations.

11. As the competent authority, I am unable to grant a planning permission if the proposal, either on its own or in combination with other plans or projects, is likely to have a significant effect on a habitats site unless I have made an appropriate assessment of the implication of the proposal for that site in view of its conversation objectives, and that has concluded that the proposal will not adversely affect the integrity of the habitats site.

12. Artificial lighting used during the construction and operational phases of the development may disturb bats that potentially forage/commute along the appeal site's boundary hedges/trees. This could lead to a significant adverse impact on Annex II bats when foraging/commuting outside the SAC.

13. There is some mutual agreement between the parties that lighting proposals for the operational phase of the development are acceptable and would not harm the

conservation interests of local bat populations. However, the means of mitigating artificial lighting during the construction phase are somewhat vague. There is a commitment to no construction activity either side of dawn and sunset hours, however, there are no categoric assurances on whether lighting would be used during and outside of those times even when daily activities associated with the construction phase are completed. I cannot therefore be certain that all forms of lighting, associated with the construction phase, have been ruled out during times when bats would be foraging along the site's boundaries. Therefore, the proposal would not pass the test set out earlier in respect of the site's conservation objectives.

14. The appeal site is within the catchment of the River Avon SAC. The SAC is designated for several species of wildlife that depend on pristine water quality typical of chalk rivers such as the Avon. The SAC is a habitats site and is subject to statutory protection under the Conservation of Habitats and Species Regulations 2017 (the Regulations). Regulation 63 of the Regulations prevents the competent authority from granting permission unless the proposal would not adversely affect the integrity of the protected sites.

15. New residential development within the River Avon catchment area has the potential to increase phosphate loading within the SAC. Such harmful pollutants can affect the habitat site's ecology. It therefore must be appraised in line with the Regulations by an appropriate assessment.

16. There is dispute between the parties on whether the proposal falls within the scope of the Council's agreed mitigation strategy, which broadly requires schemes to be development plan compliant. Even if I found that it did, the recently updated Natural England guidance[1] on nutrient neutrality does not appear to have been considered by the appellant. In addition, there is limited information on how foul drainage would be discharged from the site, details that would likely inform any appropriate assessment I would need to make to assess the proposal's effect on the integrity of the SAC.

17. However, as one of the main issues provide clear reasons for dismissing the appeal, there is no need for me to consider the implications of the development on the integrity of the River Avon SAC since my findings on that issue would not change the appeal outcome.

18. Irrespective of my findings on the River Avon SAC, there is insufficient information before me to provide certainty that the proposed development would not harm bat habitats associated with the Chilmark Quarries SAC, so as to not have an unacceptable effect on the integrity of the SAC. There would be conflict with Core Policy 50 of the Core Strategy and Paragraphs 180 and 182 of the National Planning Policy Framework (2021) (the Framework), where they require proposals to demonstrate how they would protect habitat sites and features of nature conservation value.

AONB

19. The appeal site is located within the Cranborne Chase AONB. It is located close to the small village of Teffont, which is surrounded by attractive pastureland and wooded valleys.

20. Paragraph 176 of the Framework makes clear that great weight should be given to conserving and enhancing landscape and scenic beauty in such areas. Moreover,

[1] Natural England guidance, 16 March 2022 - Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

the scale and extent of development within AONBs should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

21. The appeal site faces a narrow country road, although the presence of the tall boundary trees ensures that the existing barn, is discreetly positioned within the landscape. The area of amenity space proposed to the side of the dwellings would likely be visible to some extent through the proposed side access. Parked cars and other domestic paraphernalia would be observed through the gaps in the trees and the access, yet these views would not be particularly perceptible or detailed given the thickness of the roadside boundary and the extensive bank and trees, providing enclosure, to the site's rear.

22. The Council is concerned that the site's rural character would be altered by virtue of having a more domestic appearance, for instance through attendant parking and areas of outdoor seating.

23. Given the extent of established vegetation surrounding and screening the site, it is not considered that the scale of the changes would amount to any significant harm on the appearance of this rural area. Moreover, the existing agricultural use of the site could continue, and I have not been aware of any restrictions that would prevent machinery and implements being stored on the land surrounding the existing barn.

24. Reference has also been made to an appeal decision[2] relating to a site in the locality, where the Inspector raised concerns regarding the proposal's domestic appearance upon the local landscape. However, I have limited information on that site's location and its appearance. Moreover, it was for a holiday let rather than a dwelling. Accordingly, I am unable to draw any close similarities between the two cases and I give limited weight to that decision.

25. Therefore, whilst there would be some change to the site's appearance, it would not on balance harm the character and special qualities of the AONB.

Conservation Area

26. The appeal site's western boundary, in part, adjoins the curtilage land of the Old Black Horse Cottage, a grade II listed building. This boundary also marks the edge of the Teffont Conservation Area (CA), an extensive heritage designation that covers most of the village.

27. The CA's special character is derived from the attractive architectural qualities of the village which include many traditional stone cottages, framed by stone walls and attractively landscaped gardens. The established roadside trees along the appeal site's front boundary add to the CA's qualities somewhat by the way they integrate with other landscape features that enclose neighbouring residential curtilages within the heritage designation. Consequently, the appeal site's verdant boundary contributes positively towards the setting of the CA, from which it derives some of its significance.

28. The proposed development would change the character of the land from agricultural to residential. However, these changes are unlikely to amount to anything more than the presence of parked cars and residential paraphernalia. Those features would be largely screened by the existing roadside trees, which would continue to make a positive contribution towards the CA. Moreover, the proposed development would be unlikely to be seen clearly in context with other

[2] APP/Y3940/W/203246187, dismissed 22 September 2020

dwellings and buildings within the CA. Accordingly, I have found there would be no harmful effect on the CA's setting and therefore its significance.

Findings on character and appearance

29. Therefore, in light of the above, the proposal would not have an unacceptable effect on the character and appearance of the area, having regard to its location within the AONB and the setting of the CA. It would accord with the provisions of Core Policies 41, 51, 57 and 58 of the Core Strategy. These require, amongst other things, that proposals to not detract from the character and appearance of the site or area, conserve and enhance the landscape and scenic beauty of the AONB, effectively integrate buildings into their setting, make an efficient use of land, and protect and enhance designated heritage assets. It would also meet the requirements of Paragraph 176 of the Framework relating to the conservation and enhancement of AONBs.

Location of Development

30. Core Policy 1 of the Core Strategy sets out the overall settlement strategy, defining settlements. Core Policy C2 of the WCS indicates that other than in circumstances permitted by other policies, development will not be permitted outside the limits of development of those settlements. Core Policy 48 allows for dwellings for essential rural workers and for the conversion and re-use of rural buildings, again subject to various criteria. Core Policies 60 and 61 require that new development is located in accessible locations to limit the dependency on the need to travel by private motor vehicle.

31. The appeal site is located a short distance outside the settlement of Teffont, with access to it along a narrow country road. There are limited services and facilities in the village, other than a small play area, community hall and a bus stop with services to larger towns and villages. The road to access these is unlit and lacking in pedestrian footways, thus representing an undesirable walking route for many when accessing those facilities. Therefore, residents of the proposed dwelling would be heavily reliant on the use of a car or other vehicle. Consequently, the proposal would fail to accord with aspects of the development plan, including Core Policies 1, 2, 60 and 61 of the Core Strategy.

32. Notwithstanding the site's remote location from a range of facilities and services, Core Policy 48 contains the provision that in isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.

33. In terms of national policy, Paragraph 80 c) of the more recent Framework supports the conversion of redundant buildings to dwellings in isolated countryside locations providing proposals enhance the immediate setting. In this respect, the proposal would not result in any loss of trees at the site, whilst the submitted drawings show new turfed areas to the front and side of the dwelling. Although modest as a proportion of the site's area, these areas would soften the land around the building and enhance its natural setting amongst the tall mature trees along the boundaries. Moreover, as a conversion opportunity the proposal would align favourably with aspects of the Framework that promote the efficient use of buildings and land, as well as limiting the use of natural resources. Additionally, the proposal would add a further dwelling to the local housing stock.

34. I have found that the proposed dwelling would be close to a settlement, but it contains limited services and facilities, such that future occupiers would more than likely be reliant on the private motor vehicle to access these. However, I have also found that the proposal would deliver social and environmental benefits through

the development of a further dwelling to add to the local housing supply, modest site enhancements, while as a building conversion would represent a less resource intensive development. These social and environmental benefits, which are supported by the Framework, would outweigh the proposed site's inherent accessibility shortcomings. Thus, material considerations indicate that, in this instance, the proposal should be determined other than in accordance with those parts of the development plan referred to above.

35. Therefore, the proposed development would be in a suitable location for housing having regard to local and national planning policies. It would accord with Core Policies 48 and 51 of the Core Strategy where the re-use of buildings in isolated locations, may be permitted where justified by special circumstances, in line with national policy, and include landscape protection and enhancement measures. It would also meet the requirements of Paragraph 80 c) of the Framework.

Conclusion

36. I have found that the proposal would have an acceptable effect on the area's character and appearance, whilst being in a suitable location for a dwelling. There would also be scheme benefits insofar as the proposal adding to the local housing supply and being an efficient use of the land. However, these matters would not overcome the significant harm I have identified in relation to the living conditions of future occupiers and the conservation status of the Chilmark Quarries SAC.

37. For the reasons given above I conclude that the appeal should be dismissed.

R E Jones

INSPECTOR

APPENDIX KCC2

Construction Lighting Methodology

CONSTRUCTION LIGHTING METHODOLOGY

1 Instruction and Objection

1.1 The following barn is to be converted to a dwelling.



1.2 The area has the potential for bats to be foraging due to the tall trees. The lighting must not disturb foraging bats.

1.3 Bats begin to emerge in March and forage until hibernation, from November.

2 Working Times

2.1 To avoid the risk of disturbance to bats between March and November, the hours of work for the conversion shall be limited as follows, and in all cases Monday to Friday and Saturday not after 1pm.

Month	Not before	Not after
January	07:00	18:00
February	07:00	18:00
March	07:00	18:00[1]
April	07:00	19:00
May	07:00	19:00
June	07:00	19:00
July	07:00	19:00
August	07:00	19:00
September	07:30	18:30[2]
October	08:00	17:30 16:30 after clocks change
November	08:00	16:30
December	08:00	18:00

[1] Sunrise is from 06:57 to 06:44, sunset form 17:44 to 19:41. Sunset is after 18:00 from 10th March, so before hibernation ends.
[2] Sunset varies from 19:39 (1/9) to 18:47 (30/9), so a cautious 18:30 has been selected. Sunrise by 30/9 is 07:07

2.2 These working hours will ensure that activities do not take place with lighting when bats may be foraging.

3 Outside Lighting

3.1 No outside lighting shall be used at any time.

APPENDIX KCC3

Lighting Plan

LIGHTING PLAN

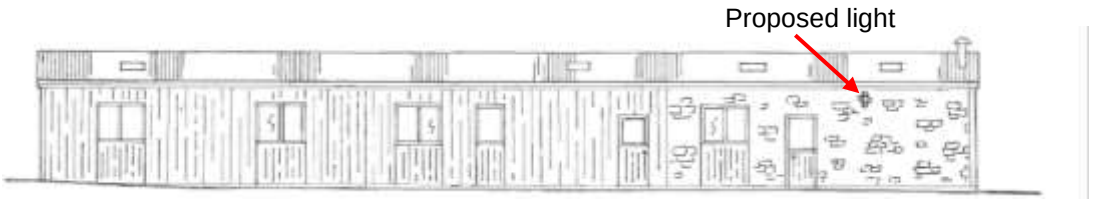
1 The objective is to secure downlighting that is useable and safe for occupants, but does not shine up such that it might affect feeding bats.

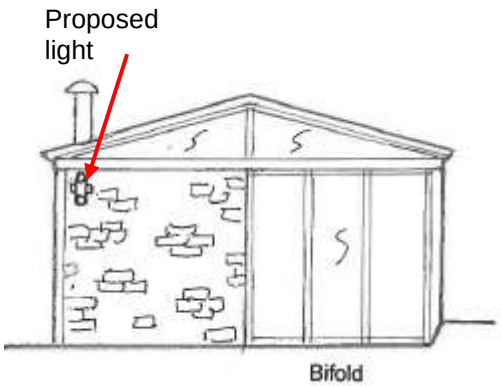
2 The following downlight is proposed.



3 The specification is attached.

4 These downlights will be placed at two locations, shown on **Plan KCC3479/05** and **Plan KCC3479/06**. The position on the external walls is shown below.





5 There will be no need for lighting around the rest of the dwelling. These two lights will cover both the doors.

Attachment

Lighting Specification

Knightsbridge

DATASHEET



WALL1LBK

230V IP65 Aluminium Powder Coated Black Fixed GU10 35W Fitting

www.mlaccessories.co.uk

MLA PART CODE	WALL1LBK
DESCRIPTION	230V IP65 Aluminium Powder Coated Black Fixed GU10 35W Fitting
NET WEIGHT (KG)	0.41
FINISH	Black
DIFFUSER	Clear
DIMENSIONS (MM)	Diameter - 64 Height - 112 Projection - 94 Base Diameter - 78 Base Depth - 25
CONSTRUCTION	Construction - Die-cast aluminium
CLASS	I
IP RATING	IP65
MAX. WATTAGE (W)	35
LAMP TECHNOLOGY	Halogen / LED Compatible
LAMP BASE	GU10
LAMP INCLUDED	No
LED COMPATIBLE	Yes
DIMMABLE	Lamp dependent
INPUT VOLTAGE	230V 50Hz
CABLE ENTRY (MM)	20
CABLE GLAND INCLUDED	Blind grommet
WARRANTY	1year(s)
MANUFACTURED IN ACCORDANCE WITH	BS EN 60598
ORIGIN OF MANUFACTURE	China
DECLARATION OF CONFORMITY (HELD ON FILE)	Yes



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