CASE OFFICER'S REPORT

Application Reference:	PL/2023/11052
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	15 March 2024
Case officer:	Samantha Stockley

Site Address:	Honeyfields, Marston Hill, Meysey Hampton, Cirencester, GL7 5LF
Proposal:	Provision of an artist's studio
Recommendation:	Approve with Conditions

SITE DESCRIPTION

The application site comprises a single-storey, detached property set in a Victorian walled garden. The main dwelling house lies just forward of the centre of the plot and, as such, is set well back to the drive. Access is taken to the front of the plot off a private road, Coach House Drive, which is accessed off Marston Hill. The site benefits from a large, enclosed private garden to the rear. To the front is an attached garage, a large circular drive with a substantial vegetable garden to the north corner. Additional garden ground can be found to the northeast of the house. The existing site is boundary wall is finished in red brick and runs the entire boundary.

The area on the north side of the site is Gardeners Cottage, a one-and-a-half-storey residential dwelling. The dwelling sits to the front of a large plot directly adjacent to the northern corner of the boundary wall of Honeyfields and also accesses Coach House Drive.

The site lies within the rural countryside outside of any settlement boundary, the area is also outside any designated conservation area. Neighbouring property The Stables can be found to the rear southern elevation of Honeyfields. The Stables is a Grade II Listed Building. Marston Hill House, which is located southwest of The Stable and Honeyfields, is also Grade II Listed.

PROPOSAL

This application seeks planning permission to erect a studio space of 25msq, with two auxiliary rooms providing a kitchenette, store and wash space (4msq).

The studio would be located in the northeast corner of the front garden within an area enclosed by yew hedging. The principal elevation would face southwest looking into the front garden and drive towards the garage. The studio would be accessed through Bi-fold doors found to the principle elevation. There would be a distance of 4.5m between the rear elevation and the existing boundary wall and a separation distance of 1.2 m between the west elevation and the front boundary wall. The proposed would be located 10.5m from the side elevation of the neighbouring property, Gardeners Cottage. The distance would be 12m between the proposed flue and the neighbouring property.

The external footprint of the studio (Including auxiliary storage) would extend to 36m2. 8 meters in length and 4.5 meters in width. The studio would have a pitched roof with the ridge extending 4.6m off external ground level with the eaves 2.6m off external ground level. The roof, (North) rear wall and (west) wall would be clad in Corten corrugated steel with a rusted patina reflecting the tones of the wall. The south and East elevation walls would be clad in timber and let to naturally silver. The windows and doors would be powder-coated aluminium RAL 7016 Anthracite grey.

RELEVANT PLANNING HISTORY

N/91/02012/FUL, DEMOLITION OF DEEP PIT CHICKENUNITS/CHANGE OF USE FROM AGRICULTURAL TO RESIDENTIAL AND ERECTION OF SINGLE STOREY DWELLING-REVISED APPLICATION, Approved, 25/11/1991

POLICIES

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy adopted Jan 2015 (WCS):
Core Policy 1 - Settlement strategy
Core Policy 2 - Delivery strategy
Core Policy 51: Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport

Wiltshire Local Transport Plan 2011 - 2026
Car Parking Strategy

Saved Policies of the North Wiltshire Local Plan (2011)
None

National Planning Policy Framework July 2023:
Section 2 Achieving Sustainable Development
Section 4 Decision-Making
Section 12 Achieving Well Designed Places

CONSULTATION RESPONSES

Archaeology – No further comments
Marston Meysey Parish Council- No comments received
Public Protection- No objections

REPRESENTATIONS

No. 1 representation objecting from third parties were received in regard to this case.

Material concerns raised, relate to effect of the level of daylight and privacy. Noise disturbance and smells.

PLANNING ISSUES

Those issues deemed to be most pertinent to the determination of the application are as follows:

• Principle of development
• Impact on the character and appearance of the area
• Neighbouring amenity

Assessment
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states: “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

Section 70(2) of the Town and Country Planning Act 1990 provides that: In dealing with an application for planning permission, the authority shall have regard to:
• the provisions of the development plan, so far as material to the application,
• a post-examination draft neighbourhood development plan, so far as material to the application,
• any local finance considerations, so far as material to the application, and
• any other material considerations.

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015), the ‘saved’ policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006); and the Malmesbury Neighbourhood Plan (Made February 2015).

Principle of development

The principle of extensions or additions providing and extending facilities incidental to the enjoyment of the host dwelling in association with existing residential accommodation is considered acceptable and in accordance with Core Policies 1, 2 and 57 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan and NPPF.

Design and impact of the proposal on the character and visual amenity of the Area.

Section iii of Core Policy 57 of the WCS states new development must respond positively to existing, built form, height, mass, scale, building line, plot size, elevational design, and materials. Moreover, Paragraph 130 of the NPPF states that developments should be visually attractive due to good architecture and be sympathetic to local character.

The proposal would be located within the northern corner of the walled garden in which a residential home is located. The 2m walled garden is the residential curtilage boundary and is formed of redbrick. The building would be located away from the existing boundary wall by 1.2m

to the front boundary wall and 4.5m to the side elevation. The building would be single storey with a pitch roof.

The existing wall is characterised by a varied palette of red bricks with hues of terracotta interspersed with silver and grey tones. The material finishes of the studio have been selected to reflect and compliment the wall. The roof, north rear wall and west wall are to be clad in Corten corrugated steel with the rusted patina reflecting the tones of the wall. The south and east walls are to be clad in timber and let to naturally silver, picking up on the hues within the brickwork of the garden wall.

While the proposal would be located in the front elevation forward of the existing dwelling, it would be surrounded by existing trees and a 2m raising to 3m brick wall. The building will be single-storey, modest in size, and formed of materials reflective of the existing character of the residence and boundary wall. It would also be representative of an ancillary building.

As a whole, the proposal would be appropriately site, scales and use appropriate materials and as such be considered acceptable and in compliance with CP57.

Neighbouring amenity

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130 (f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the equality of life or community cohesion and resilience.

In respect of the residential amenity of the neighbouring properties, the proposal is only adjacent to Gardner's Cottage. The other closest neighbouring property is The Stables, which is located to the southwest of Honeyfields. Due to its position in relation to the proposed site, there is no visual impact.

With regards to the proposal's impact on Gardner's Cottage, an objection was received, raising material concerns related to visual impact resulting in overbearing development, impact from smell from the proposed flue and effects from noise. Given this, the proposal was amended. The proposed pitched roof single storey structures siting was moved an additional 2m from the boundary wall creating a 4.5m distance from the boundary wall and a separation distance of 10m to Gardeners Cottage closest elevation. Given the 2m boundary wall and the distances, there is no deemed impact from the development with regard to overdevelopment or overshadowing.

In terms of the impact of smell from the proposed flue, which would be sited to the west elevation of the single-storey dwelling with a separation distance of circa 12 m to Gardeners Cottage, the site is not in a smoke-free zone in a built-up area but in within a residential curtilage in the countryside. The flue would sit above the ridge of the proposed building, but it would not be intrusive given its siting. Public Protection was consulted as part of the application process and advised to raise no concerns. Given this it is deemed that the flue would not cause any impact in terms of smell.

In terms of noise, the proposal is for an artist studio for the occupier to use for painting, which is not considered to be a noise-creating activity. Given this, it is considered that the proposal would not cause any impact from noise.

Therefore, the proposal would not result in any amenity impacts that would be detrimental to neighbours and is considered compliant with CP57.

CONCLUSION

The proposed development accords with the provisions of the development plan and with relevant paragraphs of the National Planning Policy Framework 2023.

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:

PP03 Proposed Elevevations received 19th February 2024
PP01 Proposed Site Plan, Floor Plan and Elevation Rev A Received 19th February 2024
Location Plan received 19th December 2023
Application Form received 19th December 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 match in material, colour and texture those set out in the approved plans and application form.

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

4 The studio hereby permitted shall not be occupied at any time other than for purposes

ancillary to the residential use of the main dwelling, known as Honeyfields 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: (1)

5 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.