



PLANNING STATEMENT

On behalf of: Mr T Helme

Site: Highlands Farm, Collingbourne Ducis, Wiltshire SN8 3EG

Proposal: Demolition of existing dwelling. Erection of replacement dwelling with associated access, parking, landscaping and private amenity space.

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1. Introduction

- 1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in relation to the submission of a Full Planning Application by Mr T Helme to Wiltshire Council for the *'Demolition of existing dwelling. Erection of replacement dwelling with associated access, parking, landscaping and private amenity space'*.
- 1.2 The purpose of Section 5 of this Statement is to provide an assessment of the proposal having regard to the development plan and other material considerations.

2. Site Description

- 2.1 The Proposal Site (the 'Site') is located within the Civil Parish of Collingbourne Ducis, Wiltshire. The site is approximately 2.3 miles north of Ludgershall, 4.5 miles south of Burbage and 7.1 miles south-east of Pewsey.
- 2.2 The site extends to approximately 0.48ha.
- 2.3 Currently, the site consists of the residential dwelling of Highlands Farm and associated residential curtilage. The existing two-storey dwelling is located centrally within the site.
- 2.4 The existing dwelling is broadly rectangular, with a main plan width of 13.9m, a main plan depth of 7.5m and a height of 8.2m. There is a 1.5-storey extension located to the east elevation, which measures 9.7m by 8m with a height of 6.3m.
- 2.5 The existing dwelling has a total GIA of 299sqm.
- 2.6 To the north of the site lies an equestrian centre and livery. To the east and south of the site lies additional land within the applicant's ownership, and to the west lies the neighbouring dwelling of Herridge House. The built-up village of Collingbourne Ducis lies some 1.3 miles to the south-west of the site.
- 2.7 The site is currently accessed by a private access driveway to the north of the site.
- 2.8 The site is located within Fluvial Flood Zone 1, where there is low risk of surface water flooding, and within the North Wessex Downs National Landscape (formally the AONB). Public Right of Way (byway) (ref: CDUC31) is located to the north of the site, running east/west.

3. Planning History

3.1 The most relevant planning history is as follows:

K/83/0854 – Farm House. Approved 28 March 1984.

K/85/0211 - New agricultural dwelling with self-contained granny annexe. Approved 21 June 1985.

K/37459 - Occupying of dwelling without compliance with the agricultural occupancy condition, attached as condition number one on planning approval number K/85/0211. Approved 8 July 1999.

K/51824/F - Replace thatched roof with tiles. Approved 12 April 2005.

K/53810/F - Construction of additional staff housing, construction of stable building. Approved 8 August 2006.

K/56043/VAR - Removal of condition 4 of planning permission K/53810/F to allow unrestricted occupancy of the dwellings. Allowed at Appeal 18 December 2007.

4. Proposed Development

- 4.1 The proposed development is for the '*Demolition of existing dwelling. Erection of replacement dwelling with associated access, parking, landscaping and private amenity space*'.
- 4.2 It is proposed to demolish the existing dwelling to facilitate the erection of a replacement dwelling. The proposed dwelling will be located wholly within the established garden curtilage of Highlands Farm.
- 4.3 The proposal is for the erection of one 4-bedroom dwelling. The proposed dwelling will be sited slightly further south than the existing dwelling whilst still maintaining the pattern of established built form on the site.
- 4.4 The dimensions of the proposed dwelling are as follows: a main plan width of 22.8m, a main plan depth of 12.8m and a height of 6.3m to the eaves and 9.8m to the ridge. The single-storey projection to the west elevation measures 15.2m by 14.7m with a maximum height of 4.5m.
- 4.5 The proposed dwelling extends to approximately 714sqm (GIA).
- 4.6 The proposed materials for the main plan of the dwelling are as follows: brick and flint under a clay plain tile roof. The single-storey element is proposed to be constructed from
- 4.7 A bat loft, measuring 5m x 4m x 2.4m will be located within the loft space of the dwelling, along with 1no. access tile and 1no. crevice tile to allow for access into the bat loft.
- 4.8 A number of poor-quality trees, hedges and scrub re proposed to be removed to facilitate the erection of the new dwellinghouse, however these trees are not considered to be important. The existing boundary trees, which contribute to the character and appearance of the area, are proposed for retention.
- 4.9 The existing access will be retained for the dwelling, leading to a generous parking and turning space for vehicles to the front (north) of the site.

5. Planning Statement

Planning Policy

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the 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. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, 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.
- 5.2 For the purposes of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan 2011** (LP) adopted June 2004.
- 5.3 The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

Planning Analysis

Principle of Development

- 5.4 Saved Policy HC25 from the Kennet District Council Local Plan relates to the replacement of existing dwellings. It states '*in the countryside, the replacement of an existing dwelling which has not been abandoned will be permitted where: - a) the siting is closely related to the footprint of the dwelling it replaces, and b) the scale of the replacement dwelling is not significantly larger than the original structure*'.
- 5.5 In respect of criterion (a), the replacement dwelling is to be closely related to the footprint of the dwelling it replaces and the established residential curtilage remains unaffected. The

proposed dwelling will be located slightly further south within the site, but still wholly within the established curtilage of Highlands Farm.

- 5.6 The application site is large and can comfortably accommodate the replacement dwelling without resulting in any adverse impacts to the site, landscape or character of the area.
- 5.7 In respect of criterion (b), it is accepted that the replacement dwelling will be larger than the original structure, the fact that the dwelling is larger must not automatically weight against the scheme. Saved Policy HC25 does not define what consists 'significantly larger' and does not place any specific quantum or other limitations on the resultant size of replacement dwellings.
- 5.8 In respect of the scale of the replacement dwelling, the following section on character and appearance describes how the scale has been informed by the local context in accordance with Policies CP51 and CP57. In this regard it is important to note the following matters:
- The site is already in residential use and therefore residential character will be preserved. The proposed dwelling will be located wholly within the established garden of Highlands Farm;
 - The presence of established and mature screening to the all boundaries ensuring the site is well-contained with the capacity to accommodate change;
 - The style and appearance of the proposed dwelling is not dissimilar to existing dwellings within the locality.
 - The scale of the replacement dwelling would be in proportion to its plot and would not appear cramped with appropriate separation distances to boundaries.
- 5.9 The proposal is considered to accord with KLP Policy HC25 as the siting is closely related to the footprint of the dwelling it replaces, and the scale of the replacement dwelling is not significantly larger than the original structure.

Character and Appearance

- 5.10 Policy CP57 ensures high quality design and place shaping stating *'a high standard of design is required in all new developments, including extensions, alterations and changes of use of*

existing buildings’. The site is located within the North Wessex Downs National Landscape where Paragraph 182 of the Framework states great weight should be given to conserving and enhancing landscape and scenic beauty. In terms of landscape, Policy CP51 states *‘development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures’*.

- 5.11 The design of the replacement dwelling would be a traditional form and constructed of traditional local materials, being finished in brick and flint under a plain clay tile roof which accords with the high-quality design requirement of the CS.
- 5.12 The Framework at paragraph 131 confirms the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It continues at paragraph 161 to confirm the planning system should support the transition to a low carbon future in a changing climate. It is therefore considered that it is important for decisions to take opportunities to replace poor design with high quality buildings that are sustainably constructed.
- 5.13 The existing dwelling is a relatively small dwelling with low architectural merit. The proposed replacement dwelling would be wholly in keeping with the surrounding area and would enhance the character and appearance of the site. The use of traditional materials, and being closely related to the existing footprint ensures the dwelling is read as sensitive within the locality.
- 5.14 The replacement dwelling has been designed to be a four-bedroom; two storey dwelling. This abides by the guidelines within the saved policy HC25 of the Kennet Local Plan in regards to replacement dwellings.
- 5.15 The proposed replacement dwelling would be in keeping with the other dwellings in the locality, which are predominantly set back within their plots behind vegetation boundary planting.
- 5.16 The proposed replacement dwelling at Highlands Farm is of an appropriate scale to allow the Applicants to meet their current and future needs. The development would have no adverse

impact upon the local character and would not harm the significance of the surrounding locality and landscape.

- 5.17 The site is bound by extensive vegetation planting, where there is no inter-visibility to the site. A number of low-quality trees, hedges and scrub are proposed for removal, but this will not affect the character, appearance or visual interest of the site.
- 5.18 The application site is large enough to accommodate the proposed replacement dwelling, allowing continues use of the private amenity space for the occupiers. There will be no overlooking or loss of privacy for the immediate neighbours.
- 5.19 The site is located within the North Wessex Downs National Landscape. The proposed dwelling has been designed in accordance with the design requirements of the CS and LP in order to avoid any negative impacts.

Highways

- 5.20 The access driveway to Highlands Farm will remain as existing, and the current visibility will be continued.
- 5.21 In regards to car parking standards, a four-bedroom dwelling requires a minimum of three parking spaces.
- 5.22 As noted on the accompanying site plan, three parking spaces have been shown.
- 5.23 The site also benefits from a large area of open parking and turning space.

Ecology

- 5.24 Policy CP50 states that development proposals '*must demonstrate how they protect features of conservation and geological value as part of the design rationale*' and '*all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development*'.
- 5.25 A Preliminary Roost Appraisal (PRA) has been undertaken by ABR Ecology, along with Phase 2 surveys. The surveys identified Highlands Farm to support a 'confirmed roost' for brown long-eared bats. Following a suite of three bat activity surveys, five bat roosts were identified within

the dwelling comprising of 1no. Brown long-eared bat roost, 3no. Common pipistrelle roosts, and 1no. Serotine roost. The roosts were identified as day roosts.

5.26 In terms of mitigation:

- 1 no. bat loft within the new dwelling, measuring 5m x 4m with a height of 2.4m. The loft will be lined exclusively with 1F bitumen felt;
- 4no. bat ridge tiles to compensate for the loss of the pipistrelle bat roosts;
- 2no. Habibat bat access slate tiles will allow access into the new bat loft;
- 2no. Manthorpe Swift Bricks; and
- 3m of rough-sawn timbers will be installed on either side of the ridge beam to provide suitable roosting features.

5.27 In addition, a bat European Protected Species (EPS) License from Natural England will be required following planning approval and prior to any works commencing.

5.28 The proposed mitigation measures are shown on the submitted drawings.

Neighbour Amenity

5.29 Policy CP57 requires proposals to 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, including the consideration of privacy, overshadowing...*'

5.30 The site is well screened, by a vegetation boundary with existing neighbouring dwellings to both the north and west. It is not considered that there will be any issues with the proposal regarding neighbour amenity.

Nitrate Neutrality

5.31 The site comprises 0.48ha of existing residential urban fabric. The proposed development is located within this fabric so there will inherently be no change in nitrogen from that land use component as a result of the proposed development.

5.32 The calculations demonstrate an existing nutrient discharge of 1.22 KgTP/yr from the existing dwelling on the current septic tank, and a post development discharge of 0.17 KgTP/yr for the replacement dwelling served by the proposed Graf One2Clean PTP.

5.33 The proposed development would therefore yield a net nutrient reduction of 1.05 KgTP/yr.

6. Conclusion

- 6.1 In conclusion, this Statement outlines the reasons why the Council should grant planning permission for the demolition of existing dwelling and erection of replacement dwelling as the scheme accords with the development plan. When applying the presumption in favour of sustainable development, such a scheme in accordance with the development plan should be approved without delay. The Applicant looks forward to the Council granting planning permission.