CASE OFFICER'S REPORT

Application Reference:	PL/2023/06667
Application Type:	Full planning permission
Consultation ends:	07 September 2023
Case officer:	Callan Powers

Site Address:	Bray Farm, Purton Stoke, Swindon, SN5 4LL
Proposal:	Retention of existing rural workers dwelling; Retention of existing agricultural building and lean-to; Extension to dwelling; Erection of agricultural building; Change of use of land to residential; and, Stables (Part retrospective)
Recommendation:	Approve with Conditions

POLICIES

National Planning Policy Framework December 2023 Paras 2, 11, 38, 47, 123, 128, 131, 157, 158, 165, 180

Wiltshire Core Strategy Jan 2015 CP57 CP58 CP67

Purton Neighbourhood Plan made November 2018

ISSUES

Principle of development

Impact on the local character and the landscape

Highways

REPRESENTATIONS

Neighbour Representations – None received.

Parish Council – No objection.

Highways – No objection, comments as follows:

“No change in access, parking or vehicle attraction. No highway objection.”

SITE DESCRIPTION

The application site comprises a parcel of land at the end of a private road in the countryside outside of Purton Stoke. The site is in low-lying flat land, with long distance views available to the village of Purton up on the hill to the south. The site is occupied by some agricultural buildings as well as a rectangular bungalow tied by condition as accommodation for agricultural workers, widows/widowers and their dependents.

The site is relatively unconstrained, although public rights of way, Footpaths PURT157 and PURT159 run along the northern and western edges of the site respectively.

Relevant planning history

Of particular relevance to this application is the following historic planning application:

13/02380/FUL: Retain Temporary Dwelling as Permanent Dwelling (Resubmission of N/12/03478/FUL). Approved 13 November 2013.

THE PROPOSAL

The application seeks full planning permission for a range of development, some of which has been fully or partially carried out. It proposes the retention of the dwelling which has recently been extended to the side, regularising the unauthorised addition. A barn is proposed in the western part of the site along with a smaller additional building in the east as well. Between the stables and the house some further modest additions are proposed.

ASSESSMENT:

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. 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); the Wiltshire Housing Site Allocations Plan (WHSAP) (adopted February 2020) and the Purton Neighbourhood Plan (Made November 2018).

Principle of development

The proposal involves a range of forms of development, however all of it is consistent with a rural setting. The proposal involves domestic development including the extension to the

dwelling and the private stables, as well as the barn which is intended to serve an agricultural purpose.

The applicants have supplied justification for the retention of the dwelling which is considered already justified given the issue of planning permission in 2013. It may be that the approved dwelling is not quite in accordance with the original approval, in any event the farming enterprise remains a going concern and the Council is able to support the retention of an agriculturally tied dwelling in this location.

There is no requirement to seek planning permission for agricultural use of land or buildings. The addition of buildings to supplement residential uses is acceptable in the curtilage of a dwelling. As such the principle of the development is acceptable subject to site-specific considerations.

Impact on the local character and on the landscape

The proposed development achieves a range of purposes without significant visual overspill from the site. The site is positioned in low lying land and views are available for some significant distances. The development is, however, of such a scale that would not have significant impacts on views across or towards the site, with only relatively modest buildings proposed. Whilst the site is in close proximity to the right of way there would be limited impact on the users of the right of way and in any event the development is consistent with a countryside location.

The extension to the dwelling is considered a reasonable addition that would not detract from its appearance and would comply with Wiltshire design guidance with respect to residential extensions. It will nevertheless be appropriate to ensure that the use of Permitted Development rights is controlled by way of condition.

Taken as a whole the landscape and visual impact, and that on the local character, is not held to be significant and the development is considered compliant with Core Policy 51 of the WCS.

The site is adjacent to a public right of way, which is protected by law. An informative can be used to remind the applicants to avoid blocking the right of way during construction or as a result of the development.

The site contains ample room for off-street parking and no highways safety concerns arise. The development would utilise the existing access taken from the private road, and there are no reasonable concerns that the proposal would significantly intensify the use of the private road.

Given the above there is no reasonable basis for objection from a highways perspective.

Conclusions

The development is considered acceptable in principle and there are no technical reasons that it should not succeed. It is therefore recommended that the application be approved, and planning permission granted.

RECOMMENDATION:

Permission subject to conditions

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Drawing No. 2002/02: Site Plan, dated July 2023 and received 07 August 2023;

Drawing No. 100: Stables, dated April 2023 and received 07 August 2023;

Extension Elevations, received 07 August 2023;

Extension Floor Plan, received 07 August 2023;

Barn A South and West Elevations, received 07 August 2023;

Barn A Floor Plan, received 07 August 2023;

Barn A North and East Elevations, received 07 August 2023;

Pole Barn Plans and Elevations, received 07 August 2023; and

Stables Elevations and Floor plan, received 07 August 2023.

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

2 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting or amending that Order with or without modification, there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any Order revoking or re-enacting or amending that Order with or without modification, no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area.

5 No portable buildings, van bodies, trailers, vehicles or other structures used for storage, shelter, rest or refreshment, shall be stationed on the site without the prior approval in writing of the Local Planning Authority.

REASON: In order to protect the living conditions of nearby residents and/or the rural character of the area.

Informative

6 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.

Informative

7 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.

Informative

8 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.

Informative

9 Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site, which should remain free from obstruction at all times.