



ET Planning

Planning Statement

Client:

Kate Scruby

College Farm House

Pewsey Road, Upavon, Pewsey, Wiltshire, SN9 6DT

Erection of Garage.

Holly Goulding **BSc (Hons) MSc**

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Contents

1. INTRODUCTION	1
2. SITE LOCATION AND DESCRIPTION	2
3. PLANNING HISTORY	3
4. DEVELOPMENT PROPOSALS	4
5. POLICY ASSESSMENT	5
6. CONCLUSION	17

1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of a garage at College Farm House, Pewsey Road, Upavon, Pewsey, Wiltshire, SN9 6DT.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Tuttle Architectural Services, Elaine Milton Heritage & Planning Limited, G Trees and ABR Ecology Ltd:
 - 1:1250 Site Location Plan
 - 1:500 Block Plan
 - 1:200 Site Plan
 - 1:100 Elevation Plans
 - 1:50 Floor Plans
 - 1:100 Elevation Levels Plans
 - 1:100 Proposed Section Plan
 - 1:100 Roof Plan
 - Heritage Impact Assessment

- Ecological Assessment
- Arboricultural Information

1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

2.1 The site comprises College Farm House a Grade II Listed Building situated to the east of the site, expanding to the North, South and West with ample garden space and parking facilities.

2.2 The site is bound by Oakhurst to the North and 1 Jarvis Street to the south and comprises a corner plot where Pewsey Road meets Jarvis Street.

2.3 The dwelling comprises a red brick with thatched roofs and tall red brick chimney stacks. The site comprises a detached garage, walled kitchen garden and extensive garden space.

2.4 The site is located within the Upavon Conservation Area and is bound by public right of way UPAV10 to the north of the site. The site comprises a number of trees and gently slopes from the north to the south.

3. Planning History

- 3.1 Application Ref: PL/2023/02516 – Discharge of condition 3 – Bricks, of planning application PL/2022/06844 (single storey side extensions, internal alterations, replacement windows and doors, repair and refurbishment, ground mounted solar panels, ground mounted air source heat pumps, and entrance gates) – Granted 23/05/2023
- 3.2 Application Ref: PL/2022/06844 - Single storey side extensions, internal alterations, replacement windows and doors, repair and refurbishment, ground mounted solar panels, ground mounted air source heat pumps, and entrance gates – Granted 14/03/2023
- 3.3 Application Ref: PL/2022/07231 (Listed Building Consent) – Single storey side extensions; internal alterations; replacement windows and doors; and repair and refurbishment – Granted 22/02/2023

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed use is for the erection of a detached garage within the curtilage of College Farm House.
- 4.4 The detached garage is to be used for both parking and storage purposes as well as including 2no. electric vehicle charging points.
- 4.5 **Layout and Scale:** The garage would be 1.5 storeys comprising parking for two cars and a storage area to the ground floor, with a home office and W.C to the first floor.
- 4.6 **Landscaping:** The proposal will result in the net gain of 9 no. trees across the site.
- 4.7 **Appearance:** The garage would comprise cedar or larch timber cladding to the walls, with two dormers with painted timber to the front elevation, and three no. velux windows to the rear elevation. The front elevation is to comprise oak framed doors with timber framed ledged and braced side hung garage doors with a natural slate half hipped roof.

- 4.8 **Access & Parking:** The proposal does not seek to alter existing parking or access arrangements to the site.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 124 of the NPPF comments that planning should “promote an effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 139 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).
- 5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the relevant Development Plan Documents comprise the following:
- Wiltshire Core Strategy (2015) (**‘WCS’**)
- 5.7 The site falls within the settlement boundary of Upavon, which is identified within the WCS as a Large Village. The WCS goes on to state that at settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities.
- 5.8 Whereby the site is identified as a Large Village, there is not a presumption against development in this location and as such the proposal is found to be acceptable in principle.
- 5.9 Pre-application response ref: ENQ/2024/00369 further confirms this, stating that *‘the proposed garage would be development within the curtilage of a residential property, so it is considered broadly acceptable subject to further planning considerations.’*
- 5.10 As such, the proposal is found to be acceptable in principle subject to material planning considerations including character of the area and residential amenity.

- 5.11 **Character and Heritage:** WCS Policy 57 states that a high standard of design is required in all new development, including extensions, alterations and changes of use of existing buildings, development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 5.12 The proposed garage is sited to the south west of the host dwelling, adding to the established built form along Jarvis Street. The garage has been designed to take architectural cues from the host dwelling and wider character of the Conservation Area through its traditional design. The material pallet is similarly traditional, comprising timber cladding and a slate roof.
- 5.13 Pre-application ref: ENQ/2024/00369 stated that *'overall, the design and material pallet would be considered appropriate subject to the local vernacular.'*
- 5.14 When considering its siting, the garage has been positioned to create a degree of separation with the host dwelling, reflective of its subservience to the host dwelling and extensive gardens.
- 5.15 Furthermore, the proposal seeks to relocate existing parking provision to the south side of the host dwelling, into the garage, further protecting the setting of the listed building.
- 5.16 The proposed garage has been orientated to conform with the established building line on Jarvis Street, both respecting the built form on Jarvis Street, providing appropriate screening from more modern dwellings on Jarvis Street from Grade II Listed Building College Farm House.
- 5.17 Furthermore, extensive existing landscaping on site seeks to screen the proposed garage from neighbouring dwellings and the road.

- 5.18 In relation to matters such as scale, height etc – the garage is considered to represent a subservient, high quality garage that sits comfortably within the plot in relation to the main dwelling and the wider plot.
- 5.19 With regards to the Upavon Conservation Area, the Conservation Area Appraisal states that *'College Farm was so called because of its one time ownership by a Cambridge College. A group of farm buildings around a yard once stood behind the wall on Jarvis Street but the site is now an orchard. The farmhouse is interestingly of four build periods; first is 17th century in the centre, second is an 1810 large scale double banked main block to the west, third is a single bay late 18th century block to the east and to the rear a 19th century extension. All are of red brick and thatched. The timber lattice windows to the main block are unusual although the same type is also to be found at 'Grey Flags' off the Pewsey Road to the north. Principle windows to the rear are large tripartite sashes while to the front a mixture of casements predominate.'*
- 5.20 WCS Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment and that designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.
- 5.21 The policy further states that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.
- 5.22 Owing to the status of the Listed Building, as well as its siting within a Conservation Area, the garage building has been designed sensitively to the setting of the Listed Building by virtue of its

sympathetic material choices, as well as its relative scale and siting; all of which has been informed by pre-application response ref: ENQ/2024/00369.

- 5.23 The subtext of Core Policy 58 goes on to state that designation of a Conservation Area or Listed Building does not preclude the possibility of new development, and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations, such alterations will only be acceptable where they are consistent with the conservation of a heritage asset's significance.
- 5.24 Owing to this, the garage has been designed to high standards and has been subject to advice from the Council as to its siting, scale and external appearance. The proposal is therefore demonstrated accord with WCS Core Policy 58.
- 5.25 Furthermore, Paragraph 212 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.26 The more important the asset, the greater the weight should be. Paragraph 219 then goes on to state that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 5.27 College Farm House comprises a Grade II Listed Building, which is classified as having a special interest (as opposed to more than special interest of exceptional interest), whilst the conservation and enhancement of the asset is nonetheless afforded weight, this weight is considered to be reduced in line with Paragraph 212.

- 5.28 As stated in paragraph 5.19, the garage seeks to enhance the setting of the Listed Building through the relocation of vehicle storage within the site, thus according with Paragraphs 212 and 219 of the NPPF.
- 5.29 National Guidance comprising the Historic England Advice Note 2 (HEAN2) acknowledges at Paragraph 3 that the best way to conserve a building is to keep it in use, and that a *'reasonable and proportionate approach to owners' needs is therefore essential'*.
- 5.30 As a general principle for adaptation, HEAN2 advises as much of the historic fabric and plan form that contributes to the significance of a heritage asset should be retained as possible, with new work ideally being reversible. Harm to significance may be justified on grounds of overriding public benefit that may accrue including maintaining the building in its optimum viable use.
- 5.31 HEAN2 also advises that some of the issues to consider in respect of new additions are proportionate in height, massing, bulk, materials and setting, and that new work should not dominate the existing in terms of scale, material or siting.
- 5.32 The applicant has worked proactively with the Council to ensure adherence to the guidance as set out within HEAN2, with due consideration being given to ensure that the addition of the garage is proportionate to the setting of the Listed Building and remains subservient to it. It is also important to note that extensive extensions have already been granted (and implemented) on the site. The garage is not considered to detract from the special historical status of the building and helps open a 'new chapter' in the property's history. The garage, alongside the extensions allow for the property's story to be read over time.
- 5.33 It is acknowledged that application ref: PL/2022/06844 granted planning permission for extensions and alterations for the dwelling

and whilst it is acknowledged that the garage element was ultimately withdrawn from the submission, it is nonetheless important to consider the previous comments raised upon this aspect.

- 5.34 The position of the proposed garage is in a similar position to the previous application, namely to the western boundary on Jarvis Street, but comprised a 4 bay garage, as opposed to the proposed 3 bay garage sought for in this application. With regards to Heritage, the Conservation Officer provided the following comments on the heritage impact:
- 5.35 *'This is a sizeable addition to the setting of the front of the property, however it is probably set far back enough away and with the neighbouring houses thereby blocked from view, is considered acceptable. The design of the dormers seems overly domestic, particularly with the boxed eaves and thick cheeks. It would be far preferable if these could be reduced in size, and rainwater good omitted.'*
- 5.36 Following on from this, pre-application ref: ENQ/2024/00369 was submitted, which confirmed that the original orientation of the proposed garage was preferred, offering screening of the modern neighbour and having a lesser impact upon the setting to the front of the dwelling. Feedback from the pre-application response has been factored into a re-design of the proposed garage including an overall size and height reduction.
- 5.37 The application is submitted alongside a Heritage Statement prepared by Elaine Milton Heritage & Planning Limited. The assessment concludes that College Farm House is an important historic house occupying a key position within the village and whose significance primarily derives from its age, materials, plan form and evolution. The assessment goes on to note that the design of the

garage is to be simple and traditional, with a half hipped roof, pitched dormers and side hung garage doors. The design and materials provide a traditional appearance, reflective of the historic nature of the site and the wider vernacular of the area.

- 5.38 The report details how 'less than substantial harm' is identified but that this is towards the lower end of the spectrum of harm.
- 5.39 NPPF Paragraph 215 states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. As will be discussed elsewhere in this statement, extensive tree replanting is proposed as part of the development. In addition to this, the heritage statement refers to the unsympathetic car parking in the setting of the listed building as a further benefit that would outweigh the low level of harm identified.
- 5.40 For the reasons outlined above, the proposed development is acceptable in heritage terms.
- 5.41 **Residential Amenity:** The proposal would comprise a 1.5 storey garage, with roof lights to the first floor closest to neighbouring dwellings to the west.
- 5.42 Dormer windows are situated to the eastern elevation of the garage to not result in any overlooking impacts.
- 5.43 The larger garage discussed with the Council as part of pre application discussions stated that *'in regard to the rear dormer windows on the northern elevation and three rooflights on the southern elevation of the garage, these are considered not to impose any unacceptable levels of overlooking.'*

- 5.44 The dormer windows on the northern elevation would have some oblique views into the garden of Orchard House, but they would not overlook the house itself and the views towards the garden would be set at such an angle that they would not give rise to any major concerns. A condition for obscure glazing/fixed panes could be secured by condition in the event of a grant of planning permission if the Council deemed this necessary.
- 5.45 Whilst it is acknowledged that the proposal has rotated the proposed garage by 90 degrees in comparison to the above comments, the proposed velux windows are not found to give rise to any overlooking to the west by virtue of their relative height and tilt. For the reasons set out above, the proposed development is not considered to have a harmful impact on neighbouring amenity.
- 5.46 In terms of the benefit to the existing and future occupants, the proposed development would provide a secure space for them to park their car whilst also providing an office space in order to allow them to work from home.
- 5.47 This is especially important whereby providing a physical separation between work and leisure that has become increasingly necessary. For the reasons mentioned above, the proposed development is considered to accord with the amenity requirements of WCS Policy 57: Ensuring high quality design and place shaping.
- 5.48 **Trees and Landscaping:** Comments received throughout the course of pre-application ref: ENQ/2024/00369 state that 'there is no objection to the development in principle'.
- 5.49 A Tree Survey and Arboricultural Impact Assessment Plan by G Tree Ltd is submitted alongside this application. As can be seen from this plan, Trees T1, T2, T3 and G1 are proposed to be removed as part of the application. Trees T1 – T3 are considered to be in fair or poor

condition, with T2 and T3 thought to be suffering from Ash dieback. It is not considered that the removal of these trees would result in a significant impact upon the local or wider landscape character and mitigation is proposed as part of the application to ensure the retention and safe keeping of existing trees where possible. These mitigation measures, and any additional tree planting, can be secured via condition in the event of a grant of planning permission.

- 5.50 It is noted that due to the trees being located within a Conservation Area, they are afforded a greater level of protection than otherwise.
- 5.51 It is noted that WCS Policy 57: Ensuring high quality design and place shaping seeks to retain natural features of trees. However, the policy goes on to state that any losses can be mitigated as part to ensure there is no overall net loss.
- 5.52 The applicant proposes planting additional trees across the site, resulting in a net positive landscaping impact across the site.
- 5.53 **Transport and Parking:** The proposal seeks to formalise the existing parking provision across the site, seeking to remove cars parked in front of the Grade II Listed Building, and instead park these within the garage for safe and secure storage. The proposal does not result in any changes to the existing access arrangements on site, with vehicles accessing the site from the existing access to the east.
- 5.54 The Wiltshire Local Transport Plan 2011-2026 states that based on surveys in other local authority areas, anecdotal evidence in Wiltshire and the results of the public consultation, the Council has decided not to include garages as part of the allocated parking provision except where there are overriding design considerations.
- 5.55 In these exceptional circumstances, the council will require design statements and/or transport assessments to demonstrate the need

for such provision and/or to set-out the role of alternatives (e.g. car ports which are unlikely to be used for storage and could therefore count towards allocated parking provision).

- 5.56 Owing to the ample parking space across the site, it is considered that vehicles can be parked in the proposed garage where practical, as well as parking in front of or surrounding the garage.
- 5.57 **Drainage and SuDS:** The site falls within Flood Zone 1, at the lowest risk of flood potential.
- 5.58 **Contamination:** The site is not known to be contaminated. In the event of the grant of planning permission, should any contamination be found, it is considered that this could be conditioned if necessary.
- 5.59 **Archaeology:** The site is not known to fall within an area of archaeological potential. In the event of the grant of planning permission, it is considered that this could be conditioned if necessary.
- 5.60 **Ecology:** The application is submitted alongside an Ecological Assessment prepared by ABR Ecology. The Assessment undertaken identified that the proposed development will not significantly impact any protected habitats or species. Habitats within the site include modified grassland, scattered trees, and ornamental shrubs, with four trees to be removed and replaced to ensure no net loss. No evidence of badgers, dormice, or great crested newts was found, and the works are not expected to affect these species. The site supports foraging and roosting bats within existing outbuildings and trees, so a sensitive lighting strategy will be implemented to prevent disturbance. Nesting birds and hedgehogs may use the site, therefore vegetation clearance will be timed outside the breeding season, and mitigation such as hedgehog ramps and bird checks will be applied. Biodiversity enhancements include installation of a built-in bat box

and a house sparrow nest box on the new garage, alongside replacement native tree planting to provide new foraging and nesting opportunities. Overall, the scheme accords with national and local biodiversity policy and demonstrates ecological mitigation and enhancement consistent with the NPPF and the Wiltshire Core Strategy.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would provide the applicants with a home office and parking facility without adverse effect on the character of the Conservation Area, Grade II Listed Building or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

Holly Goulding BSc (Hons)

Planner | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

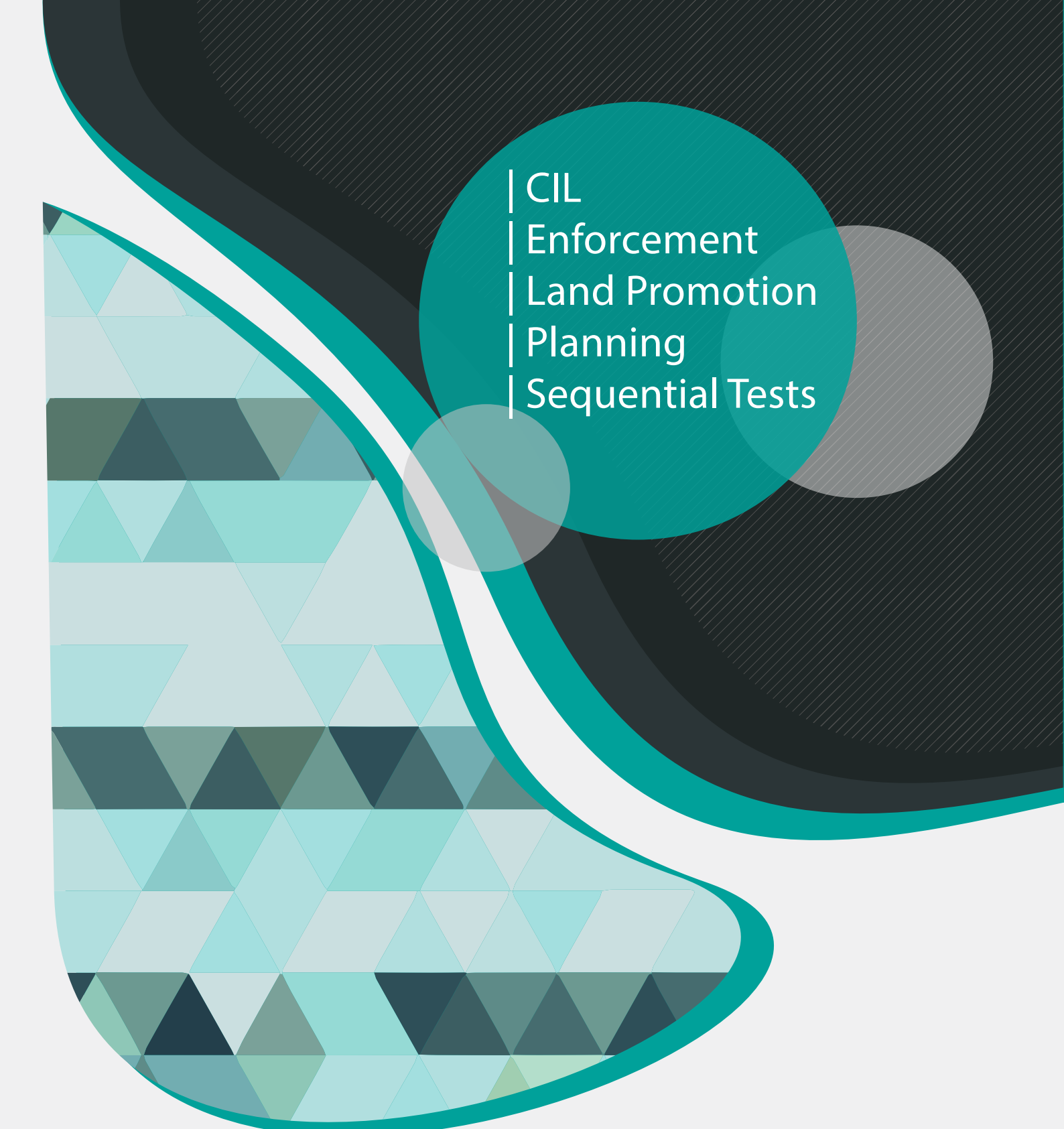
holly.goulding@etplanning.co.uk | 01344 508048

Gareth Jones BSc (Hons) MSc MRTPI

Principal Planner | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

gareth.jones@etplanning.co.uk 01344 508048



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Contact

Address

200 Dukes Ride RG45 6DS

Phone

01344 508048
01865 507265
01483 363950
01743 612043
01392 691384

Web & Mail

Email: office@etplanning.co.uk
ET Planning Ltd | 10646740

Web: www.etplanning.co.uk