



Planning Statement

Proposal: Erection of annex for use ancillary to dwelling and/or short term holiday letting
Site: No.2 Laura Place, Boxhill, Box. SN13 8HL
Our Reference: 2526A_Planning Statement

Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

1.0 Introduction

- 1.1 Land Development and Planning Consultants Ltd. have been instructed by Mr Ashley Rich to prepare and present an application for erection of a garden building within the curtilage of No.2 Laura Place for use as an annex ancillary to the dwelling, or a holiday as a short term holiday let.
- 1.2 The application is supported by the following plans;
 - 1.2.1 Location plan
 - 1.2.2 Site plan as existing
 - 1.2.3 Site plan as proposed
 - 1.2.4 Floor plans and elevations

2.0 Context

- 2.1 No.2 Laura Place is a mid-terrace cottage on Boxhill. The site is within the open countryside, washed over by the Cotswold National Landscape and the North Wiltshire Green Belt.

- 2.2 Neither the subject property nor the adjoining dwellings, or surrounding properties are Listed heritage assets and the site is not within a Conservation Area.
- 2.3 Vehicular access is available to north of the site and to the south of the site by unadopted ways serving a number of dwellings, and parking is available for vehicles to the north of the dwelling and at the southern end of the garden.
- 2.4 The southern third of the garden is occupied by a timber garage (Building A) and a brick workshop (Building B), both in relatively poor condition. The workshop is located hard against the rear wall of Tisbutts Cottage which forms part of the southern boundary of the application site.
- 2.5 No.2 Laura Place is a 2-bed dwelling that has recently been renovated by the Applicant and the garden landscaped. The proposed outbuilding will provide additional accommodation ancillary to the dwelling, but the application also requests consent approval for it's use as holiday accommodation for short term stays.
- 2.6 Due to the off-set relationship of the residential garden to the dwelling permitted development rights under Part 1, Schedule 2 of the GPDO are restricted, and so the application, subject of this statement is required.

3.0 Proposed development

- 3.1 The proposals includes the following elements;
 - 3.1.1 Demolition of the existing garage and workshop with a combined volume of 73.8m³.
 - 3.1.2 Erection of annex building with single bedroom and en-suite shower with a volume of 88.3m³.
 - 3.1.3 Use of the building ancillary to the enjoyment of No.2 Laura Place or as a short term holiday let.

4.0 Policy Context

- 4.1 The relevant development plan comprises the Wiltshire Core Strategy, in particular policies;
 - 4.1.1 CP1; Settlement strategy

- 4.1.2 CP39; 'Tourist development'
- 4.1.3 CP51; 'Landscape'
- 4.1.4 CP57; 'Ensuring high quality design and place shaping'
- 4.2 The National Planning Policy Framework is a material consideration to development proposals, of particular relevance is section 13 regarding Green Belts.

5.0 Planning Assessment

- 5.1 The main issues arising from the proposed development are;
 - Principle of development in relation to Green Belt policy
 - Principle of development in relation to prevailing tourist development policy;
 - Impact on the character and appearance of the area
 - Impact on the amenity of surrounding properties
 - Impact on the Bath and Bradford on Avon SAC
- 5.2 Principle of development
- 5.3 The application site is a residential garden where the erection of buildings ancillary to the enjoyment of the dwelling is acceptable in principle. In this case the proposed building will replace two existing domestic outbuildings that do not contribute positively to the character or appearance of the area.
- 5.4 Policy GB7(b) of the NPPF confirms that the replacement of a building, providing the new building is in the same use and not materially larger than the existing is not inappropriate development in the Green Belt. Given the limited increase in volume of the proposed building in relation to the existing structures to be removed, the proposals will have no material impact on the openness, nor the fundamental purposes of the Green Belt.
- 5.5 While the application requests that the building have a dual use for both ancillary residential use and tourist use, decision makers will be aware that the proposed accommodation could be let at a level and intensity that would not represent a material change of use from Class C3 domestic use. However, the Applicant wishes to avoid the need for future retrospective applications should tourist use of accommodation become the dominant use. Tourist use of the accommodation will

also accord with national Green Policy, supporting the provision of appropriate facilities for outdoor recreation, enabling guests to stay within and enjoy Cotswold National Landscape, and in doing so contribute to the local rural economy such as the local pub, just 130m from the site.

- 5.6 In conclusion, the proposed development accords with the existing use of the site and the prevailing Green Policies in terms of use and scale, and is therefore acceptable in principle.
- 5.7 Tourist policy
- 5.8 Policy E4 of the NPPF supports the sustainable growth of businesses in rural areas, including proposals for rural tourism and leisure. The WCS recognises the significant contribution that tourism makes to the local economy. CP39 of the WCS provides a supportive context for new tourist development, acknowledging the majority of such development will be directed towards existing settlements, and apply specific criteria to proposals that are away from such locations.
- 5.9 While Boxhill is not itself identified as settlement, the village of Box (under a 1.0km to the southwest) is a large village with a range of services and facilities, together with the iconic Box Tunnel, set within the Cotswold National Landscape popular for outdoor recreation in all forms. The location of the tourist accommodation is convenient for a range of attractions within and without Wiltshire, and is therefore compliant criterion CP39(i) of the WCS.
- 5.10 The existing buildings do not represent a suitable alternative to the proposed building, and therefore criterion CP39(ii) is also met.
- 5.11 The scale, design and use of the replacement is compatible with its wider landscape, and Green Belt setting, and as discussed above will result in an enhancement of the site through the replacement of two buildings that do not contribute positively to the character of the area. The proposed building will be located further from the boundaries of the adjacent properties improving the amenity of the surrounding occupiers. As such, the proposed development accords with CP39(iii) of the WCS.

- 5.12 Adequate access and infrastructure is available to serve the modest unit of tourist accommodation with existing parking available off the highway for guests. The proposals are therefore compliant with CP39(iv) of the WCS.
- 5.13 As discussed above, the accommodation is well-related to the Quarryman's Arms at Boxhill, a popular traditional pub known for its fine ales and food. The village of Box is located a short walk from the site with a range services and facilities, including convenience shop, pubs and cafés restaurant and recreation field. The application site is considered to have reasonable access to local services in accordance with criterion CP39(v) of the WCS.
- 5.14 In light of the assessment of the proposals against the criteria of CP39, the use of the proposed annex for tourist purposes is compliant with the policy.
- 5.15 Landscape
- 5.16 The development will replace two existing buildings in poor condition, which do not contribute positively with the character and appearance of the area, with a single modest building to be constructed in materials sensitive to its setting and context. The form and scale will result in a building within the garden that will remain subservient to the host dwelling and surrounding properties. Furthermore, the development will be contained within the built form of Boxhill and not result in an extension of development in the wider landscape. In conclusion the development will both conserve and enhance the character of this area of the settlement without harm to the wider landscape setting of Boxhill.
- 5.17 Amenity
- 5.18 Use of the building within the established garden of No.2 Laura Place ancillary to the enjoyment of the host dwelling is entirely appropriate and will have limited impact on the surrounding occupiers. Equally, the occupation of the single-bed accommodation is highly unlikely to result in a character or intensity of use that will have a material planning consequence beyond an ancillary residential use.

- 5.19 The building has been sensitively designed and orientated to avoid impacts on private amenity of surrounding occupiers, and the scale of the building, in relation to the existing structure means that there will be no material impact arising from additional scale. 1
- 5.20 Ecology
- 5.21 The application site is residential curtilage within the core area of the SAC. Neither of buildings to be removed have attics or basements nor are their construction suitable for supporting bats.
- 5.22 The proposed replacement building will not be located on priority habitat and any external lighting will be cowled and positioned at below 1.4m in height to preserve the dark skies of the National Landscape and the SAC. The Applicant would welcome the opportunity to provide additional detail during the consideration of the application if such information is considered necessary.

6.0 Concluding notes and planning balance

- 6.1 The starting point for the determination of this application is the provisions of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the Plan unless material consideration indicates otherwise.
- 6.2 The planning assessment above confirms that the development meets with the local development plan policies and accords with the NPPF as sustainable development and therefore should be granted planning permission without undue delay.
- 6.3 It is trusted that the local planning authority will be able to support the application in its submitted form. The Applicant would welcome the opportunity to discuss in detail the proposals and to provide further information as required to enable a comprehensive assessment to be undertaken. Please contact the Agent at the earliest opportunity should such details be necessary.