

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	16 th May 2012		
Application Number	N/12/00732/FUL		
Site Address	Westwood Farm Rode Hill Colerne SN14 8AR		
Proposal	Erection of a Greenhouse Ancillary to the Main Residence		
Applicant	Mr Mordaunt		
Town/Parish Council	Box/Colerne		
Electoral Division	Box & Colerne	Unitary Member	Sheila Parker
Grid Ref	380332 170064		
Type of application	Full		
Case Officer	Emma Pickard	01249706637	emma.pickard@wiltshire.gov.uk

Reason for the application being considered by Committee:

This application has been referred to the Northern Area Planning Committee at the request of Councillor Parker to consider the bulk, height and general appearance of the development, the impact on the surrounding area and any harm to visual amenity and impact on the openness of the greenbelt.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED, subject to conditions.

Colerne Parish Council support the application.
Box Parish Council object to the application.
Six letters of objection have been received.

2. Main Issues

The main issues in considering the application are:

The principle and visual impact of the development in relation to policies C3 (Development Control Core Policy), NE1 (Western Wiltshire Green Belt), NE4 (Areas of Outstanding Natural Beauty) and H8 (Residential Extensions) of the adopted North Wiltshire Local Plan 2011 and National Planning Policy Framework 2012.

3. Site Description

The dwelling known as Westwood Farm was permitted by committee as a replacement dwelling in 2006 following demolition of an existing farmhouse and associated outbuildings. The reason for decision given at the time was:

'The proposal is contrary to policies H4 and NE1 of the North Wiltshire Local Plan 2011. The council considered, however, that the impact of the existing buildings and the exceptional design of the proposed house were very special circumstances which were material considerations which indicated that permission should, nonetheless, be granted in this instance.'

The site is in a highly prominent position sited to the south west of the village of Colerne and can be clearly seen from Box and the By Brook Valley as well as from Colerne and on the opposite side of the valley at Ashley and Kingsdown. Due to the substantial nature of the replacement dwelling and the openness of the area the entire site is highly visible.

There are extensive formal gardens to the west of the dwelling and a large equipment store/bothy was granted planning permission in 2009 approximately 20metres to the west of the site of the proposed greenhouse.

Landscaping works also included a hedge and hornbeam trees on the west facing boundary of the formal gardens which has yet to become fully established.

There is a public footpath running to the south of the gardens.

4. Relevant Planning History		
Application Number	Proposal	Decision
09/01844	Alterations and formation of private way for agricultural purposes and installation of access	Permission
09/01666	Erection of 1No outbuilding ancillary to main residence with associated landscape works	Permission
06/02554	Demolition of existing farmhouse, annexes and associated agricultural outbuildings. Construction of a two storey & attic private dwelling with one and half storey annexe	Permission

5. Proposal

The proposal is to erect a greenhouse in the kitchen garden to the west of the dwelling. The new greenhouse would allow the under cover cultivation of crops for the consumption of residents of Westwood Farm. It would be sited on an approximate east/west axis.

The greenhouse would be of traditional appearance with decorative finials and ridge detail. The plinth walls will be constructed of natural rubble stone with the framework of powder coated aluminium in Juniper Green. The structure will measure 10.1m deep by 4.5m wide and have a ridge height of 4m. There would be a 0.9m entrance porch from the garden side. Following concerns about the visual impact of the greenhouse, the applicant has agreed that anti-glare horticultural glazing will be used.

6. Consultations

Colerne Parish Council supports the application.

Box Parish Council objects to the scheme on the grounds that it is a new building in the green belt which because of its size and amount of glass would impact on the By-Brook Valley

7. Publicity

The application was advertised in the press and by site notice.

Six letters were received objecting to the development on the grounds that;

- It will have a detrimental effect on the environment and the environment of the green belt and area of outstanding natural beauty;

- Development will add to the already oversized development of Westwood Farm which dominates the Box valley;
- The glass will reflect the sun towards the valley and be an eye-catching distraction from the natural beauty of the valley. No amount of screening will mitigate this;
- The hedging backdrop will take a number of years to mature;
- There is no proposal to screen the southern aspect;
- No reason why the previous reason for refusal should be changed;
- The development does not comply with green belt policy;
- Application would increase the domination of the skyline an intrusive presence of Westwood Farm which already far exceeds the modest footprint of the original farm;
- If the applicant claims it is to grow food, on such a large piece of land 3 small greenhouse can be erected out of sight and serve the same purpose without spoiling the valley; and
- It will have a negative impact on the Bybrook Valley and particularly on the residents of Ashley who face it on the opposite south side of the valley.

8. Planning Considerations

Policy H8 requires that development within a residential curtilage will be permitted provided that it is in keeping with the scale, form, materials and detailing of the host dwelling and, that it maintains the scale and siting of the dwelling in relation to adjoining development, open spaces and the character of the area and the wider landscape.

Green Belt policy, NE1 of the adopted North Wiltshire Local Plan 2011, states that permission will not be granted for construction of new buildings other than the 'limited' extension, alteration or replacement of existing dwellings or existing employment buildings.

The newly issued National Planning Policy Framework (NPPF) states that the extension or alteration of a building in the green belt is not inappropriate development, provided that it does not result in 'disproportionate' additions over and above the size of the original building.

Policy NE4 of the adopted North Wiltshire Local Plan 2011, states that development in an Area of Outstanding Natural Beauty (AONB) should conserve or enhance the natural beauty of the landscape including its open and rural character and is sited so as to minimise its impact on the natural beauty of the area and, where possible, is located close to and in association with existing buildings. The NPPF gives great weight to the conserving landscape and scenic beauty in AONB's.

The scale of the individual greenhouse structure is substantial in itself. However, its purpose and position within the contrived layout of the formal gardens which includes a large equipment building and fountain surrounded by a large amount of hard landscaping, is not considered to be overly obtrusive. Westwood Farm is highly prominent in the landscape setting but it is considered that the greenhouse, in the context of the form and scale of development already present, would not be overly prominent.

In terms of green belt policy, within the context of the existing ancillary structures and substantial dwelling and the formal garden layout. Officers consider the greenhouse would not be a disproportionate addition and would not harm the openness of the Green Belt.

Due to the relative scale of the greenhouse and context, the wider landscape setting of the area of outstanding natural beauty would be conserved.

9. Conclusion

The proposed greenhouse would be, in relative terms, in proportion with the existing development at Westwood Farm and due to its siting within the formal gardens would not be harmful to the openness of the green belt or area of outstanding natural beauty.

10. Recommendation

Planning Permission be GRANTED for the following reason:

In the context of the existing formal garden, water features, terracing and substantial house, the proposed development is no considered to result in an unacceptable impact upon the AONB or Green Belt and as such is in accordance with Policies C3, NE1 and NE4 of the adopted North Wiltshire Local Plan 2011 and the guidance contained in the National Planning Policy Framework at the national level.

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. No development shall commence on site until details of anti-glare glazing to be used on the south and east facing roof and side elevations have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans; BRS.2189_02-1, BRS.2189_04-1, BRS.2189_07, BRS.2189_07-1c, BRS.2189_15-A, GA 001 D, GA 002A, GA 002A all dated 16th March 2012.

REASON: To ensure that the development is implemented as approved.

