

**REPORT TO THE NORTHERN AREA  
HUB PLANNING COMMITTEE**

Report No.

<b>Date of Meeting</b>	12 <sup>th</sup> March 2014		
<b>Application Number</b>	13/05388/FUL		
<b>Site Address</b>	30 Stone Lane Lydiard Millicent Swindon Wiltshire SN5 3LD		
<b>Proposal</b>	Conversion & Adaptation of Existing Barn to Provide Self-Contained New Dwelling		
<b>Applicant</b>	Mr S Burley		
<b>Town/Parish Council</b>	LYDIARD MILLICENT		
<b>Electoral Division</b>	Royal Wootton Bassett East	<b>Unitary Member</b>	Cllr Mollie Groom
<b>Grid Ref</b>	410047 186350		
<b>Type of application</b>	Full Planning		
<b>Case Officer</b>	Bob Mason		

---

**Reason for the application being considered by Committee**

The application was called in at the request of Councillor Mollie Groom.

**1. Purpose of Report**

To discuss the planning issues involved in this case.

**2. Report Summary**

The proposed development involves the conversion of a recently constructed stable building in the side garden of a house in the countryside into a self contained dwelling. It is considered that the application conflicts with Paragraphs 29 and 55 of the National Planning Policy Framework and Policies C3 and NE15 of the North Wiltshire Local Plan.

**3. Site Description**

The site consists of a mature semi detached house with extensive grounds and to the side a garage with occupied ancillary accommodation and the building in question. Built as private stables, this building was constructed in brick with upper walls in render and a shallow pitched tile roof. It has a separate vehicular access to the lane.

The site is located in open countryside between Lydiard Millicent and Common Platt on the western edge of Swindon amongst scattered development.

#### **4. Planning History**

N/05/00485/FUL	Erection of Extension to Rear.
N/05/01201/FUL	Creation of 2nd Vehicular Access
N/08/01882/FUL	Erection Of Stable Barn & Associated Sand School and Change of Use of Land for the Keeping of Horses
N/09/01776/S73A	Erection of Stable Barn and Associated Sand School and Change of Use of Land for the Keeping of Horses (Resubmission of 08/01882/FUL
N/09/01775/S73A	Retention of Replacement Boundary Wall (Retrospective)

#### **5. The Proposal**

The application involves the conversion of an existing building to provide a self contained dwelling with 4 bedrooms and a downstairs guest suite. Externally, alterations would include in particular large central windows on the front and rear elevations and small windows in the gable ends.

The block plan suggests that an existing garage and ancillary accommodation would form part of the development however on the location plan the application site boundary omits the building from the application site.

Regarding the Planning History, the agent states that the stable barn was approved in 2008 for use as a stable, including the storage of lorry. The agent goes on to explain that after the applicant's wife fell off a horse and the daughter became no longer interested in horses, this use lapsed. Up until the submission of this current application, no further planning application was submitted to change the use of the building.

The agent makes the following points in support of the application:

- The proposed development involves minimal alterations due to the quality of initial build.
- The use as a house would ultimately improve the site's setting
- There is a Housing Land Shortage in North Wiltshire identified by the Planning Inspector for the Core Strategy
- The NPPF supports the re use of existing buildings in the countryside and does not mention the planning history or alternative use of the building as relevant considerations.
- The site is located within an established residential area although it is outside the settlement of Lydiard Millicent
- A hedge would be planted around the proposed garden

#### **6. Planning Policy**

North Wiltshire Local Plan (2011):

C3 - Development Control Policy

NE15 – The Landscape Character of the Countryside  
BD6 – Re-Use of Rural Buildings

National Planning Policy Framework, Paragraph 29 states:

*‘The transport system needs to be balanced in favour of sustainable transport mode’ and ‘different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.’*

Paragraph 55 states:

*‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.’*

*‘Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*

- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting’*

## **7. Consultations**

Parish Council – if allowed, the building should be an ancillary dwelling, but there would be an increase in traffic, and the application should be called in to full committee.

Highways - Object on Sustainability grounds, unless LPA wish to approve then attach conditions.

## **8. Publicity**

A Notice was placed on site on 8<sup>th</sup> November 2013.

## **9. Planning Considerations**

Principle

It is accepted that NPPF Paragraph 55 outweighs the Local Plan Policy BD6 in terms of the weight accorded to each policy, and therefore a sequential appraisal of alternative uses in such applications, as would ordinarily be required by Policy BD6, is not justified.

In respect of the re-use of redundant buildings, paragraph 55, *inter alia*, states:

*“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*

*where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting;”*

However, it is not accepted that the building is necessarily redundant and unsuitable for any other beneficial ancillary use in the near future. Indeed, neither is there any evidence forwarded to suggest that the re-use of the building would “*lead to an enhancement to the immediate setting*”, as required by Paragraph 55.

Accordingly, it is considered that the application conflicts with NPPF Paragraph 55.

With regard to the recent Core Strategy Inspector Procedural letters, the Council has indeed accepted that the overall housing requirement for Wiltshire should increase in line with the Inspectors suggestions in his letter of 2nd December (ie. an increase to 42,000) which will require the housing requirements for each housing market area to be reviewed. While the Core Strategy Inspector states that the evidence suggests that a 5 year (together with a 5% buffer) could be achieved in Wiltshire at this higher level, work is currently being undertaken to determine how the increased housing supply will be distributed at the housing market area level and how supply will be met against the proposed new figures. This assessment will include re-examining the land supply taking account of the revised housing requirement and the significant number of large planning applications granted in the last year.

In the above context, it is considered that there is no strong presumption in favour of development in this case. Indeed, one dwelling would make a negligible contribution to housing supply in this location and there remains unacceptable site specific reasons that would prohibit the grant of a planning permission.

## Design

It is considered that the original design is somewhat awkward in terms of the shallow roof pitch and the width of the building, and that this would be exaggerated by the proposed windows and residential use in that poor design is less acceptable for dwellings than for agricultural buildings.

## Impact on Residential Amenity

It is considered that future occupiers would lack privacy due to the close proximity of the ancillary accommodation/garage in the yard to the front of the building and which would still be attached to the original semi detached house. The garden of the original semi detached house would also extend around the rear of the proposed dwelling, and it is considered that this would lead to privacy issues for both parties.

## Impact on the Wider Landscape.

It is considered that the proposed development would lead to a reduction in visual amenity to the setting particularly due to the likelihood of further residential paraphernalia and ancillary buildings in the future. In addition, it is considered that the applicant has not made significant proposals for the improvement of the setting of the building as required by Paragraph 55.

## Access/Sustainability

Whilst there is no objection in regard to access, the proposal is located remote from services and employment opportunities, and is unlikely to be well served by public transport. Hence the application site is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys contained in the NPPF Paragraph 29.

## 10. Conclusion

It is considered that the proposed development conflicts with the principles in the National Planning Policy Framework Paragraphs 29 and 55, would not contribute significantly to reducing the Housing Land shortage, would have a poor design, would have an unacceptable impact on residential amenity and would have an adverse impact on the wider landscape. Accordingly, it is considered that the application conflicts with National Planning Policy Framework Paragraphs 29 and 55 and Policy C3 - Development Control Policy and NE15 – The Landscape Character of the Countryside.

## RECOMMENDATION

**That Planning Permission be refused for the following reasons:**

By reason of the proposal's poor design and cramped, close relationship with the dwelling it was originally intended to serve, the development would have an unacceptable impact on residential amenity and would not present an enhancement of the immediate setting. Accordingly, it is considered that the proposed development conflicts with the principles in the National Planning Policy Framework relating to the re-use of redundant buildings and Policy C3 of the adopted North Wiltshire Local Plan 2011.

