

<b>Date of Meeting</b>	6 <sup>th</sup> September 2018
<b>Application Number</b>	18/04151/FUL
<b>Site Address</b>	Lowerhouse Farm Lower Chute Wiltshire SP11 9DX
<b>Proposal</b>	Conversion and extension of outbuildings and stables to form 3 dwellings
<b>Applicant</b>	Ms Stella Coulthurst
<b>Town/Parish Council</b>	CHUTE
<b>Electoral Division</b>	THE COLLINGBOURNES AND NETHERAVON – Councillor Blair-Pilling
<b>Grid Ref</b>	431219 153197
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Richard Nash

### Reason for the application being considered by Committee

This application has been called in by the local Member due to local concerns over the scale of development (i.e. density) and car parking.

#### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

#### 2. Report Summary

The report considers the following planning policy issues surrounding the proposed development, together with community and consultee responses.

- Principle of Development
- Character and Visual Amenity
- Neighbouring and Occupier Amenity
- Listed Building
- Conservation Area
- Highways and Parking
- Ecology
- Landscape
- Drainage and Water Sources

The report concludes that the proposal would be acceptable subject to conditions.

#### 3. Site Description

The application site comprises a range of outbuildings and stables connected with Lowerhouse Farm and arranged around a courtyard on the north-west side of the road passing through Lower Chute. There are residential properties to the north-east and south-west, with agricultural land to the north-west and opposite. The access to the site sits approximately centrally to the road frontage, with a circular drive running around a grassed area within the courtyard area. The building to the southern part of the site is a barn of brick and block construction with external shiplap style cladding and tiled roof. To the road frontage on the eastern part of the site is a small open fronted cartshed. The main stables building is of an L shape and constructed of brick under a slate roof.

The boundary between the civil parishes of Chute and Chute Forest cuts across the front part of the site. The site is within the Chute Cadley and Lower Chute Conservation Area; and Lower Farmhouse, to the south-east, is a Grade II Listed Building. The site is also within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and a Water Source Protection Zone.



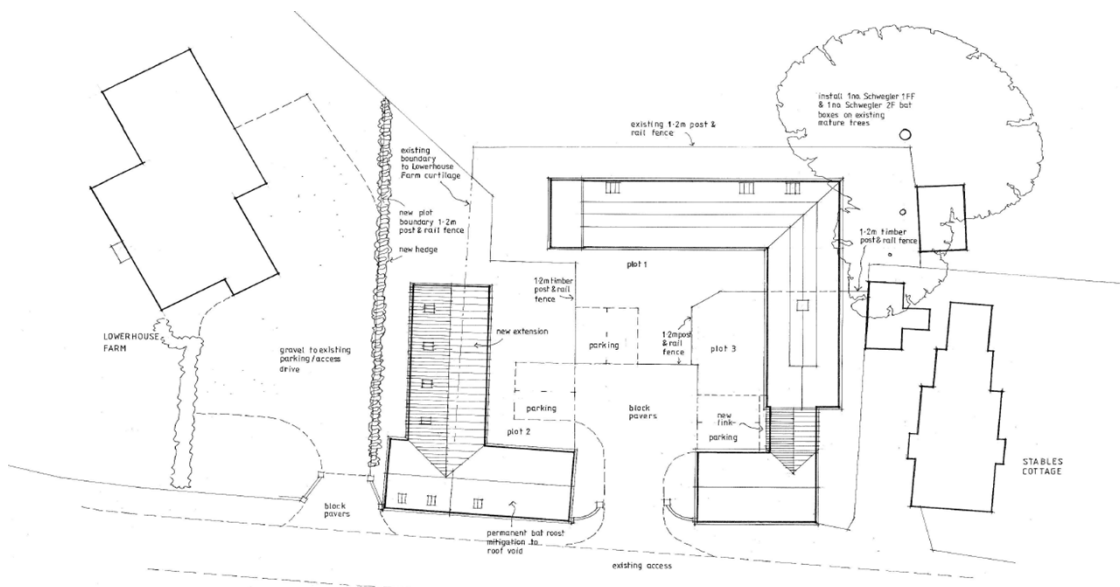
LOCATION PLAN

**4. Relevant Planning History**

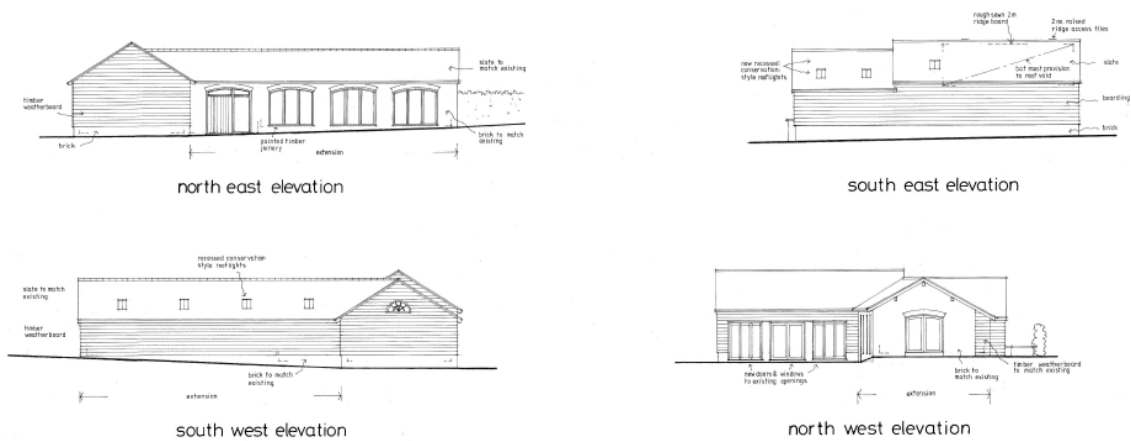
The site was redeveloped pursuant to Planning Permission K/81/0973 and Listed Building Consent K/81/1006/LB in 1981. These consents permitted the demolition and replacement of some outbuildings and alterations to remaining outbuildings to equestrian and ancillary uses to Lower Farmhouse. The approved scheme involved the loss of historic fabric and reconstruction of the barns.

**5. The Proposal**

The application proposes the conversion and extension of the outbuildings to create three new dwellings, including off road parking.







### Plot 2 elevations

## 6. Planning Policy

National Planning Policy Framework

National Planning Practice Guidance

Wiltshire Core Strategy

Core Policy 1 (Settlement Strategy); Core Policy 2 (Delivery Strategy)

Core Policy 3 (Infrastructure Requirements); Core Policy 26 (Spatial Strategy for the Tidworth Community Area)

Core Policy 50 (Biodiversity and Geodiversity); Core Policy 51 (Landscape)

Core Policy 57 (Ensuring High Quality Design and Place Shaping)

Core Policy 58 (Ensuring the Conservation of the Historic Environment)

Core Policy 61 (Transport and Development); Core Policy 68 (Water Resources)

Other Documents

Wiltshire Local Transport Plan (Car Parking Strategy)

## 7. Summary of consultation responses

**Chute and Chute Forest Parish Councils:** - Object due to overdevelopment in Conservation Area and unsatisfactory parking arrangements.

**Wiltshire Council Conservation Officer:** - The scheme is relatively sensitive to the character of the buildings and the Conservation Area. There would of course be some loss of stabling character with the introduction of domestic fencing, gardens, parking spaces, bins and other domestic clutter.

Main concern, albeit not directly subject of this application, is the level of benefit that these buildings provide to the principal listed building. Loss could lead to future pressure for provision for outbuildings within curtilage of listed dwelling. It might make sense to retain (with extension, possibly) the site of plot 2 with the listed building, so that it has a direct link with its own historic stable yard and retains useful outbuilding options.

**Wiltshire Council Highways:** - The development proposed will not detrimentally affect highway safety and recommend that no highway objection be raised to it, subject to the following:

The existing access shall remain ungated or the existing gates permanently fixed in the open position, in the interests of highway safety.

**Wessex Water:** - No Objections. General advice offered to Applicant.

**Wiltshire Council Drainage:** Holding objection on the grounds of lack of drainage details. The application notes that a septic tank will be used and surface water disposal to soakaway, but there is no supporting evidence with this.

We will require:

- Outline plan of foul drainage disposal, including supporting evidence that the septic tank can accommodate the additional discharges to it.
- Outline surface water disposal plan, including infiltration testing results to BRE 365 and evidence that any proposed soakaway has a clearance of at least 1 metre from the groundwater level.
- Outline plan for attenuation of discharge rate for the surface water from site – As brownfield development, Wiltshire Council policy is to seek reduction in discharge rate to greenfield levels.
- Detailed design can be undertaken via conditions, but the applicant is required to show evidence that the site can be drained effectively to gain support.

## 8. Publicity

The application was publicised by way of a site notice, a press advertisement and letters to neighbouring properties. In response, 14 Objections received from the community on the following grounds (in summary):

- Proposal does not comprise 'infill development' as defined in CP2
- Over Development
- Impact on local character
- Visual impact
- Limited amenity space for occupiers
- Overlooking between proposed dwellings
- Impact on setting of Listed Building
- Impact on Conservation Area
- Impact on Area of Outstanding Natural Beauty
- Inadequate parking provision
- Impact on ecology
- Drainage issues
- Loss of outbuildings leading to future development pressure on Lower Farmhouse
- One or two converted dwelling(s) would be acceptable

## 9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

### 9.1 Principle

Section 55 of the Town and Country Planning Act 1990 defines the meaning of development as the means of carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. The development plan accepts the principle of development subject to the aims and objectives of policy being met.

The Chutes are collectively identified as a Small Village under CP1 and CP26, where new development is normally limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. CP2 is supportive of infill development in Small Villages, which is defined at Paragraph 4.34 of the Core Strategy as *'the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'*.

In this case the site sits within a linear element of development, and within this, between two residential properties, and the proposal comprises the conversion and extension of existing buildings to provide a low number of new dwellings (3 in total). For these reasons it is considered that the proposal is acceptable in principle, subject to more details and site specific policies as discussed below.

## **9.2 Character and Visual Impact**

Development within the locality tends to have a traditional character but, as is typical of a village that has grown organically over centuries, there is not a particularly consistent design. Plots shapes and sizes also vary in the locality.

The proposal seeks to retain the visual character of the existing buildings, with a reasonably modest extension that would have the effect of closing off the courtyard area – but would not add bulk to the road frontage buildings. For these reasons, and given the fact that the site is situated within an existing linear development, it is considered that the proposal would not have a detrimental impact on the character or visual amenity of the site or locality, nor an adverse impact on the landscape of the AONB.

## **9.3 Neighbouring and Occupier Amenity**

The proposed conversion should have no material additional impact on existing neighbouring amenity in terms of outlook, shadowing, overbearing effect or overlooking. The siting and design of the proposed extension is such that it should have no material impact on the amenity of the neighbouring dwelling to the south-west.

The layout of the site is such that there is a minimal amount of curtilage to the rear of the buildings – the bulk of open space being within the courtyard. Because of this the amenity space for the proposed dwellings would be predominantly to the front of the dwellings, largely out of the public domain but with a high degree of inter-visibility with other occupiers of the development, and further limited by the need to provide parking spaces and bin storage.

It is acknowledged that this is not ideal but it is nevertheless a common occurrence with courtyard style conversions, where the desire to retrain building layouts is an important counter-balance. Given these considerations, and that there are no other reasons for resisting the proposal, it is considered that a reason for refusal relating to occupier amenity would be unlikely to be sustainable in this case.

## **9.4 Heritage Assets**

As noted above, the site is located within a Conservation Area and adjacent to a Grade II Listed Building. The buildings on the application site are considered to have historical and architectural merit in their own right. The Conservation Officer has noted that the scheme is relatively sensitive to the character of the buildings and the Conservation Area although there would be some loss of character with the introduction of domestic fencing, gardens, parking spaces, bins and domestic clutter. To some extent this could be controlled by means of a planning condition but it is inevitable in the case of a conversion which, as discussed above, is considered acceptable in principle in this location.

The Conservation Officer's main concern, which it is acknowledged is not directly subject of this application, is the level of benefit that the buildings currently provide to the principal listed building. The loss of the buildings for this purpose could in turn lead to future pressure for provision for outbuildings within curtilage of the listed dwelling. This concern is understood but a reason for refusing planning permission for the current proposal on these grounds would not be sustainable as any future proposal for outbuildings to the principal dwelling would have to be judged on its own merits at that time.

### **9.5 Highways and Parking**

The proposal is for two 3 bedroom dwellings and one 2 bedroom dwelling. Current parking standards require 2 parking spaces for each of these dwellings and the submitted drawings show how this can be achieved. As noted above, the Highways Officer's view is that the development proposed will not detrimentally affect highway safety and they therefore recommend that no highway objection be raised subject to a condition regarding gates. The illegal or inconsiderate parking of vehicles on the public highway is not a matter for control by the planning system.

### **9.6 Other Matters**

A Phase 1 and 2 Bat Report (which also deals with Barn Owls and other nesting birds) has been submitted with the application. The nature of the proposal is such that it would not have any material impact within the AONB.

Notwithstanding that the Drainage Engineer has stated a 'holding objection' to the proposal it is considered that the information required can be reasonably dealt with by planning condition. CP68 requires that development proposals within a Water Source Protection Zone must assess any risk to groundwater resources and groundwater quality and demonstrate that these would be protected throughout the construction and operational phases of development. This can also reasonably be dealt with by planning condition.

## **10. Conclusion (The Planning Balance)**

The proposal is acceptable in principle. The physical and planning constraints of the site are such that development options are limited. However, the proposal represents a comprehensive and sensitive development that would retain the visual amenity and character of the locality without resulting in any detrimental impact in respect of other material planning considerations.

## **RECOMMENDATION**

Grant planning permission, subject to the following Conditions:

- 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** The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement

160811 01 (Site and Location Plan)

160811 02 (Proposed Plans)

160811 03 (Plots 1 and 3 Proposed Elevations)

160811 04 (Plot 2 Proposed Elevations)

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

- 3** Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Full details of proposed rooflights, which shall be set in plane with the roof covering;

(iii) Full details of external decoration to joinery; and

(iv) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and visual amenity of the conservation area and the setting of the adjacent listed building.

- 4** The existing access shall remain ungated or the existing gates permanently fixed in the open position.

REASON: In the interests of highway safety.

- 5** The development shall be carried out in full accordance with the recommendations contained in the Phase 1 and 2 Bat Report prepared by Lindsay Carrington Ecological Services (October 2016 Updated March 2018).

REASON: To protect the ecological interests at the site, in the interests of biodiversity.

- 6** No development shall commence on site until a scheme for the discharge of foul water from the site, incorporating sustainable drainage details, has been submitted to



and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 7** No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

- 8** No development shall commence on site until an assessment of risk to any groundwater resources and groundwater quality, including evidence of how these would be protected throughout the construction and operational phases of development, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that groundwater resources and groundwater quality are protected.

- 9** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E and G shall take place on the dwellinghouses hereby permitted or within their curtilage.

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.