

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	9 th March 2011		
Application Number	11/00250/FUL		
Site Address	Land and buildings at Peterborough Farm, Dauntsey Lock, SN15 4HD		
Proposal	Erection of dwelling (resubmission of 10/04280/FUL)		
Applicant	Mr & Mrs R W Bond		
Town/Parish Council	Dauntsey		
Electoral Division	Brinkworth	Unitary Member	Toby Sturgis
Grid Ref	399661 180153		
Type of application	Full		
Case Officer	S T Smith	01249 706 633	Simon.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

Requested that the application be considered by Councillor Sturgis to allow consideration of whether, in this particular instance, a new dwelling should be allowed in the open countryside as an exception to normal planning policy.

1. Purpose of Report

To consider the above application and to recommend that planning permission be REFUSED.

Six letters of support have been received. The Parish Council have yet to respond.

2. Main Issues

This is an application for the erection of a new dwelling in the open countryside. As such the main issues to consider are as follows:

1. Principle of development
2. PPS7

3. Site Description

The site is described as being 0.4Ha in area and is part of a farm building complex that has apparently been severed from any extended farm land holding. The farm buildings are no longer used. The entire site is situated in the open countryside outside of any identified Settlement Framework Boundary.

4. Relevant Planning History		
Application Number	Proposal	Decision
07/03330/COU	Change of use of barn to form dwelling with associated external works	Permission
09/02254/FUL	Erection of new dwelling on footprint or original agricultural buildings	Refused by DC Committee 17/03/10
10/04280/FUL	Erection of new dwelling on footprint or original agricultural buildings	Withdrawn

5. Proposal

The proposal is for the erection of a new dwelling in the open countryside, outside any Settlement Framework Boundary identified within the adopted North Wiltshire Local Plan 2011.

The application contends that the proposed dwelling will be an exemplar in sustainability “in terms of water, sewerage and energy” to deliver a neutral carbon footprint. It is suggested that this alone should provide the special justification required by paragraph 11 of PPS7

The proposed dwelling is a substantial five bedroom property over two storeys. The proposal is to approximate the footprint of existing farm buildings, although its form radically departs from the existing, consisting of two elements of a rectangular flat roof block connected to a roundel of some 16.0m diameter and 9.5m height to its conical peak.

This application is submitted following the refusal by the DC Committee of another proposal for the erection of a new dwelling on this site on 17th March 2010.

6. Consultations

Dauntsey Parish Council

None yet received. However, no objections raised to previous application.

Highways Officer

Recommend that the application be refused on the grounds that the proposal would be located remote from services, employment opportunities and being unlikely to be well served by public transport. Subject to the imposition of appropriate conditions requiring the works to improve the access to B4069, raises no objections on the grounds of highway safety.

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

Six (6) letters of support received. Summary of key relevant points raised:

- Land being put to good use
- Development would improve overall look and profile of Dauntsey
- Good to see new buildings on site of old hay barn
- Would benefit local community

8. Planning Considerations

Principle of development and PPS7

The proposal is for the erection of a new dwelling in the open countryside. Although on the general footprint of existing agricultural buildings, the scope of this application is clearly not for their conversion. The applicant does not dispute the nature and scope of the application.

Paragraph 10 of PPS7: Sustainable Development in Rural Areas states:

“Isolated new houses in the countryside will require special justification for planning permission to be granted.”

The substantive thrust of PPS7 follows this principle as does the entire direction of national and local planning policy. Planning policy relating to new dwellings in the open countryside is well established and unequivocal in purpose. Planning policy at all levels seeks to achieve sustainable new development which is to be focused on established settlements and towns.

The application contends that the proposal will be an exemplar in sustainable development, delivering a neutral carbon footprint. The applicant suggests that this, combined with the design of the dwelling, provides the “special justification” demanded by policy. By way of limited explanation, a singular paragraph within PPS7 states thus:

“Very occasionally the exceptional quality and innovative nature of the design of the proposed, isolated new house proposed may provide this special justification for granting planning permission. Such design should be truly outstanding and ground breaking...”
(para.11).

This paragraph should be correctly interpreted as simply reinforcing the application of established planning policy as the default position. Not the reverse. In this particular instance the fact that the design of the new dwelling is unusual should be seen as merely that, and not automatically equate to being seen as outstanding or ground breaking, as suggested by paragraph 11. Indeed, the proposal has received no external plaudits or acclaim that would suggest that it could be regarded as being truly outstanding and ground breaking. Previous schemes for “PPS 7” houses have sought support from organisations such as CABE (Commission for Architecture and Built Environment) or the South West Regional Design Panel. Similarly, a cursory glance through architectural journals of the past decade reveal that carbon neutral development is *de rigueur* and can no longer be regarded as ground breaking.

The existence of substantial agricultural buildings on the site is merely incidental to the fundamental consideration required. The existence of buildings on the site does not in itself justify their replacement with a new dwelling.

As there is a fundamental objection to the principle of the dwelling no further consideration of the detailed design and appearance has been given beyond the observation that acceptance of a scheme so obviously departing from architectural norms would, firstly, be largely subjective (ie. would one unusual design be more appropriate than another); and, secondly, would give credence to a wholly incorrect view of planning policy whereby new dwellings in the open countryside are acceptable so long as they replace existing buildings.

Although decisions based purely on the concern of precedent should rightly be treated with caution, it is nonetheless the case that there are many redundant farm complexes in the countryside where similar arguments could easily be forwarded by their owners.

9. Conclusion

New residential development in the open countryside is strictly controlled. Planning policy at both the national and local level is well established and clear in its purpose and scope. No special justification for this development has been provided by the applicant that would warrant making an exception to the normal application of planning policy.

The existence of farm building of a similar footprint on the site is in no way a reason to diverge from well established planning policy.

The proposal has not moved on, in concept, from that proposal already considered and refused planning permission by the Development Control Committee on 17th March 2010.

10. Recommendation

Planning Permission be **REFUSED** for the following reason:

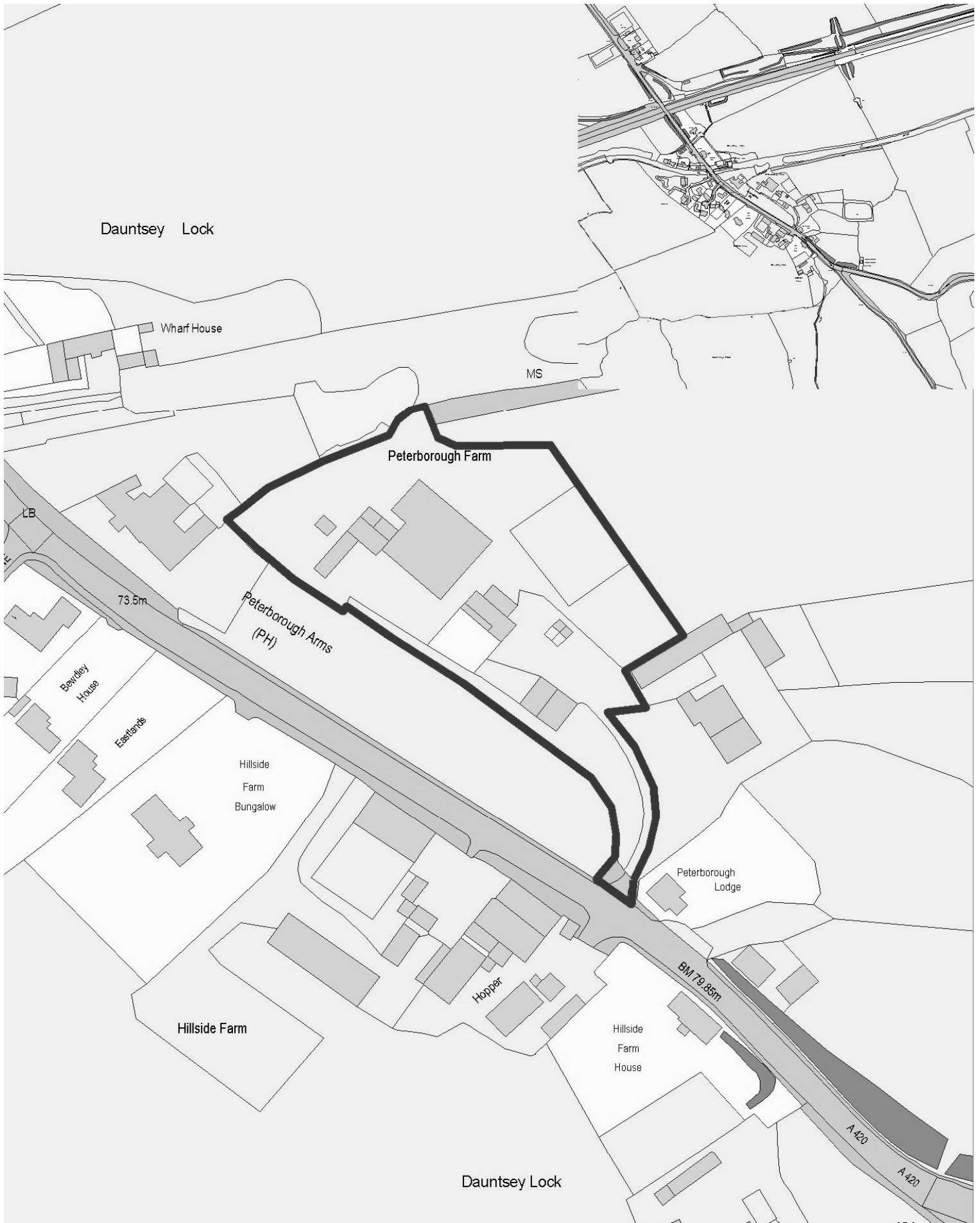
1. The proposed development is a new dwelling in the open countryside with no special justification. As such, the development is contrary to well established planning policy at the national and local level, notably PPS7, PPG13 as well as Policy H4 of the adopted North Wiltshire Local Plan 2011.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Existing access drawing 1:100
Proposed access drawing 1:100
2008-39-6
2008-39-7
2008-39-8

All dated 24th January 2011



Dauntsey Lock

Wharf House

MS

Peterborough Farm

LB

73.5m

Peterborough Arms (PH)

Bawdley House

Eselbands

Hillside Farm Bungalow

Peterborough Lodge

Hillside Farm

Hopper

Hillside Farm House

BM 79.95m

Dauntsey Lock

A-420

A-420