

**Wiltshire Council  
Western Area Planning Committee**

**17 June 2020**

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**Item 7c - 20/00059/FUL Bishop's Folly, No. 2 Ireland, North Bradley, BA14 9RW**

*Erection of two storey extension, double garage, alterations and associated access works.*

**Public Statement 1 – OBJECT – Emma Brown**

This statement has been prepared by Mrs Emma Brown; I am resident of No.6 Ireland and have made representations to both the original application and the revised scheme in OBJECTION to the proposed development; I wish to reiterate my OBJECTION to the application to Members of the Planning Committee.

I have been a member of the community at Ireland for 12 years and have enjoyed peaceful use of my property and garden which is located to north west of the application site. The close proximity of homes and gardens at Ireland means that any new development, if not carefully planned and considered, has the potential to cause harm to the amenity of the surrounding properties and the character of the hamlet.

The proposed extension and alterations to the existing dwelling at Bishop's Folly appear to be acceptable and will provide the Applicant's with improved accommodation and, externally will respect the character and appearance of the area. However, I wish to uphold my OBJECTION to the proposed two bay garage which the Applicants wish to situate on a separate parcel of land to the northeast of Bishop's Folly.

The garage is proposed to be located on land purchased by the Applicant's from No.1 Ireland in 2017; as noted in your Officer's report, the land is divorced from the residential curtilage of Bishop's Folly by a public Highway and PROW NBRA24. I have taken legal and planning advice which contradicts your Officer's assessment that the land is residential curtilage and therefore benefits from a principle in favour of residential development, enabling the erection of additional structures on the parcel of land.

Section 15 of the NPPF recognises the intrinsic value of the Natural Environment and at para.127 requires that decisions must ensure that new development is 'sympathetic to the local character and history, including the surrounding built environment and landscape setting'. Core Policy 51 of your Core Strategy accords with national policy; starting with the principle that landscape character must be protected at the very least, and where possible enhanced.

Notwithstanding the legal argument against development on this piece of land; erection of a domestic garage in this location represents an unwarranted, and unnecessary incursion into the open countryside through extension of the built form of Ireland, particularly given the clear opportunity to place a garage in the established curtilage of Bishop's Folly, southeast of the dwelling. The highway forms a clearly defined limit to the built form of Ireland; placing domestic outbuilding on the opposite side of the lane fails to protect the historic built form of the hamlet and degrades the boundary between development and the open countryside beyond.

Members are respectfully asked to support their policies and maintain protection of the countryside from urban sprawl. To achieve this I request that a motion is tabled that defers the grant of planning permission to Officers upon receipt of revised plans **DELETING THE GARAGE** on land outside of the residential curtilage of Bishop's Folly.

I would also urge Members to consider an additional condition removing permitted rights under Class E of Part 1 of the General Permitted Development Order to allow the local planning authority full scrutiny of any future applications which propose buildings within the curtilage of the dwelling, due to the complexity of the private ownership, public highway and Public Rights of Way at the property.

Thank you.

Emma

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**Public Statement 2 – SUPPORT – Mr & Mrs Hawketts**

The householder planning application before you seeks planning permission to extend an existing detached house and the erection of a new detached garage with associated highway improvement works.

The application was initially called-in to committee by Cllr Prickett. However, when the detail of the proposal was explained to Cllr Prickett his call-in request was rescinded.

The scheme to extend and modernise the home has been designed by an award-winning architect and will result in a more energy efficient and practical home for family occupation.

By way of background, the applicant purchased part of the established garden area of the neighbouring dwelling at No. 1 Ireland. The applicant proposes to erect a double garage and undertake surfacing and access works to create a functional turning head at the end of the adopted highway. This element of the proposals has full support of the owners of No.1 but has unfortunately been the subject of a persistent and vexatious objection from one near neighbour at No. 6.

The applicant has provided from the owner of No. 1 to confirm that the land upon which the garage is proposed is lawfully established residential curtilage.

The garage plot lies within the established area of the Ireland hamlet, and is contained by a mature hedgerow which separates it from agricultural land to the east. The site is not subject to any protected landscape or other restrictive designations.

The proposed garage lies over 30 metres from the east facing elevation of No6 and will not materially affect the living conditions of the objector.

The proposed turning head will improve highway safety for all users of the lane including: visitors; deliveries vehicles; and pedestrians using the public footpath. The proposal will also address an existing unsafe and awkward vehicular access to the existing property.

Surface water drainage from the new garage will be attenuated on site and will be released at the existing greenfield run off rate.

Two new window openings are proposed on the rear elevation of the house. One is a narrow high-level window on the ground floor to enhance natural light. A velux window is proposed at first floor level and will not overlook any neighbouring property.

The application has been supported by all technical consultees, including the highway authority.

The committee is respectfully requested to support its officer recommendation, and grant planning permission.

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**Public Statement 3 – Object - North Bradley Parish Council**

The PC wishes to 'speak' the statement that:

The Parish Council continues to object to the siting of the garage as per the original February response to the application for the following reasons:

- A previous application for a dwelling was refused in 1983 as it was considered an undesirable intensification of sporadic development and would create traffic congestion and access danger caused by increased use of the narrow lane
- The garage is not within the residential curtilage of the property and goes outside of the confines of the hamlet itself, within the "triangle" of land
- The garage is an over development on a limited area reducing public access.