

**Wiltshire Council**  
**Northern Area Planning Committee**  
**5<sup>th</sup> October 2011**

Forthcoming Hearings and Public Inquiries between 19/09/2011 and 31/12/2011

Application No	Location	Parish	Proposal	Appeal Type	Date
08/00016/ENF	(Manor Barn) Barn at, East Sevington Farm , Sevington, SN14 7LD	Grittleton	(Enforcement Notice) Unauthorised works to the Building consisting of the removal of a rear window and section of wall and insertion of a pair of external doors and erection of a conservatory	Hearing	15/11/2011
09/01315/CLE	OS 7400, Hicks Leaze, Chelworth, Lower Green, Cricklade	Cricklade	Use of Land for Storage and Dismantling of Cars, Vans, Lorries, Plant and Machinery for Export and Recycling; Siting of One Caravan for Residential Use	Public Inquiry	06/12/2011

Planning Appeals Received between 21/07/2011 and 19/09/2011

Application No	Location	Parish	Proposal	DEL or COM	Appeal Procedure	Officer Recommendation
10/03993/FUL	ROUNDHOUSE FARM OUTBUILDINGS, MARSTON MEYSEY, WILTSHIRE, SN6 6LL	Marston Meysey	Change of Use to Storage and Distribution	COMM	Written Representations	Permission
10/04360/FUL	48 & 49 MORSTONE ROAD, WOOTTON BASSETT, WILTSHIRE, SN4 7DH	Wootton Bassett	Erection of Detached Dwelling & Garage with Associated Vehicular Access & Landscaping	DEL	Written Representations	Refusal
11/01017/FUL	102 LIME KILN, WOOTTON BASSETT, SN4 7HQ	Wootton Bassett	Proposed Side Extension and Enclosure of Amenity Land with 2m Boundary Fence to Form Additional Garden	DEL	Written Representations	Refusal
11/01456/FUL	Loreley, Newlands Green, Kington Langley, Wilts. SN15 5NZ	Kington Langley	Extension to Provide First Floor to Part of Property.	COMM	Written Representations	Permission
11/01464/LBC	Restrop Farmhouse, Restrop, Purton, Wiltshire, SN5 4LW	Purton	Erection of Single Storey Extension	DEL	Written Representations	Refusal

11/01465/FUL	Restrop Farmhouse, Restrop, Purton, Wiltshire, SN5 4LW	Purton	Erection of Single Storey Extension	DEL	Written Representations	Refusal
11/01796/FUL	Land at Cherry Tree Cottage, 2 Thingley Cottages, Thingley, Corsham, Wilts. SN13 9QQ	Corsham	Erection of Replacement Stable Building with Hayloft Over and Attached Tractor Store (Revision to 09/00059/FUL)	DEL	Informal Hearing	Refusal
11/01919/FUL	The Laurels, 1 The Old Dairy Drive, Upper Castle Combe, Chippenham, Wiltshire SN14 7AY	Castle Combe	Rear Single Storey Extension	DEL	Written Representations	Refusal
11/02078/S73A	Warwick Farm, Ballards Ash, Wootton Bassett, Wilts. SN4 8DY	Lydiard Tregoz	Extension and Alteration to Building for Change of Use from Chicken Housing to Cattery	DEL	Written Representations	Refusal

Planning Appeals Decided between 21/07/2011 and 19/09/2011

Application No	Location	Parish	Appeal Type	DEL or COM	Appeal Decision	Decision	Appeal Type
10/03915/S73A	BRIDGE PADDOCKS, BRAYDON ROAD, LEIGH, WILTSHIRE, SN6 6RQ	Leigh/Purton	Removal of Condition 1 of Planning Permission 10/00794/FUL to Permanent Stationing of Caravans for One Gypsy Pitch.	DEL	Allowed with Conditions	Refusal	Informal Hearing
10/04645/FUL	2 Portal Close, Malmesbury Road, Chippenham, Wiltshire, SN15 1QJ	Chippenham	Alterations, Relocation of Garage and Replacement Extension.	COMM	Allowed with Conditions	Refusal ( <i>Officer recommendation Permit</i> )	Written Representations
11/00964/FUL	SCOTTS SMITH FARMYARD, SODOM LANE, DAUNTSEY, WILTSHIRE, SN15 4JA	Dauntsey	Single Storey Rear Extension to Converted Farm Building	DEL	Allowed with Conditions  <b>* see comments below</b>	Refusal	Written Representations
10/03034/FUL	Hillcrest Farm, Upper Wraxall, Chippenham, Wiltshire, SN14 7AG	North Wraxall	Change of Use of Buildings from Agricultural to Equestrian	DEL	Appeal Dismissed	Refusal	Written Representations

10/04562/FUL	Land at the end of Tern Close, Calne, Wiltshire	Calne	Erection of 2 no Semi-Detached Dwellings	DEL	Appeal Dismissed	Refusal	Written Representations
11/01338/FUL	74 BRISTOL ROAD, CHIPPENHAM, SN15 1NS	Chippenham	Two Storey Side Extensions	DEL	Appeal Dismissed	Refusal	Written Representations
11/01377/FUL	35 New Road, Purton, Wiltshire, SN5 4HF	Purton	Proposed Garage with Playroom Over	DEL	Appeal Dismissed	Refusal	Written Representations
11/00916/FUL	THE COTTAGE, UPPER CASTLE COMBE, CHIPPENHAM, SN14 7HD	Castle Combe	Extension to Side/Rear with Detached Garage (Resubmission of Application N/10/03802/FUL)	DEL	Split Decision - Garage allowed/ extension dismissed	Refusal	Written Representations

**\* 11/00964/FUL: SCOTTS SMITH FARMYARD, SODOM LANE, DAUNTSEY, WILTSHIRE, SN15 4JA**

#### **Commentary on Inspectors Decision**

Relating to a proposal for a single storey extension to a barn previously converted into a dwelling, the planning application was refused permission for the following reason:

*Policy BD6 of the North Wiltshire Local Plan 2011 allows for the re-use of rural buildings providing the conversion does not require extensive alterations or extension. The property has been converted into residential use but to permit the significant extension that has been proposed would be contrary to the requirements of Policy BD6. The proposed extension by virtue of its size and scale considered to be an unjustified addition to a converted rural building and does not accord with Policy BD6. The extension also does not respect the host building in terms of scale and form and would have a significant adverse impact upon the original appearance of the building contrary to policies C3 and H8 of the North Wiltshire Local Plan 2011.*

In effect, the Council considered that the original application for the barn conversion would have been refused permission if it had included this extension because it was so significant in size in the context of the overall conversion (ie. Policy BD6 of the adopted Local Plan relating to barn conversions, specifically warns that proposals for conversions requiring extensive alterations, re-building and/or extensions will be refused planning permission).

Considering the appeal, the Inspector concluded that Policy BD6 is not directly relevant to the consideration of a domestic extension (ie. a proposal for an extension to a converted barn, is not the same as a proposal to convert a barn) and that instead, Policy H8 should be used since it relates to residential extensions.

In allowing the appeal, the Inspector considered whether the proposed extension would, in effect, be in-keeping with the character or appearance of the dwelling, precisely defined by its origins as a converted barn. He concluded that the proposed extension would cause no harm to the character or appearance of the dwelling as a converted barn.

It is considered that the decision of the Inspector to apply Policy H8 instead of Policy BD6 is entirely correct. It is clear that once a barn is converted into a dwelling, the building indeed becomes a dwelling and subsequent applications to extend that dwelling must be determined by the specific policy relating to residential extensions.

Whilst the actual decision of the Inspector to allow the appeal may be disagreed with, the method used to reach that decision is sound. His decision letter makes it clear that there continues to be a need to consider whether a proposed extension to a converted barn would indeed respect the character or appearance which that converted barn displays.

This appeal decision is not considered to dilute the ability of the Council to refuse permission for extensions that are thought not to be in-keeping with the host dwelling or fail to respect the character, setting and local building style of the dwelling