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	APPLICATION NO.	SITE LOCATION	DEVELOPMENT	RECOMMENDATION
01	07/03318/OUT	Rylands Sports Field, Stoneover Lane, Wootton Bassett, Wiltshire, SN4 8QX	Erection of 100 Dwellings with Primary Access from Stoneover Lane (Outline)	Delegated to Area Team Manager
02	09/02234/LBC	1 Market Hill, Calne, Wiltshire, SN11 0BT	Retention of Existing signage with Reduction in Characters & Repositioning	Refusal
03	09/02235/ADV	1 Market Hill, Calne, Wiltshire, SN11 0BT	Retention of Existing Signage With Reduction in Characters & Repositioning.	Refusal
04	09/02177/FUL	Bowldown Farm, Days Lane, Kington Langley, Chippenham, SN15 5PA	Erection of Agricultural Workers Dwelling	Permission
05	09/02254/FUL	Land & Buildings At Peterborough Farm, Dauntsey Lock, Chippenham, Wiltshire SN15 4HD	Erection of New Dwelling on Footprint of Original Agricultural Buildings	Refusal
06	10/00320/FUL	21 Park Lane, Corsham, Wiltshire, SN13 9LQ	Extension to Dwelling, Double Garage, Parking & Vehicular Access	Permission
07	10/00366/FUL	Allington Grange, Allington, Chippenham, Wiltshire, SN14 6LW	Extension and Alterations to Dwelling	Refusal
08	10/00367/LBC	Allington Grange, Allington, Chippenham, Wiltshire, SN14 6LW	Extension and Alterations to Dwelling	Refusal

**REPORT TO THE NORTHERN AREA
PLANNING COMMITTEE**

Report No. 7 (1)

Date of Meeting	17th March 2009		
Application Number	07/03318/OUT		
Site Address	Rylands Sports Field, Stoneover Lane, Wootton Bassett, Wiltshire, SN4 8QX		
Proposal	Erection of 100 Dwellings with Primary Access from Stoneover Lane (Outline)		
Applicant	Wootton Bassett Rugby Football Club		
Town/Parish Council	Wootton Bassett		
Electoral Division	Wootton Bassett South	Unitary Member	Peter Doyle
Grid Ref	407903 182884		
Type of application	Outline		
Case Officer	Brian Taylor	01249 706 683	Brian.taylor@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been brought for decision by Committee at the discretion of the Area Development Manager to enable members to reconsider one element of an earlier resolution on this application.

This application was originally considered by the Development Control Committee of the former North Wiltshire District Council on 24th September 2008 along with three other applications which all related to development of existing sports grounds for residential use and the provision of alternative sporting facilities. The Committee resolved to permit the applications subject to legal agreements that secured (amongst other matters) the provision of alternative sports facilities prior to occupation of any of the residential units. For a number of reasons (explained in this report) the wording of the resolution relating to this application has resulted in some difficulty in moving the proposals forward. This report seeks members support for a slight amendment to the wording of the delegation authority to enable development to proceed whilst still safeguarding the need to provide alternative sports facilities.

1. Purpose of Report

To recommend that the authority delegated to the Area Development Manager in September 2008 be amended to provide that Planning Permission be granted subject to:

1. Completion of Agreements to ensure:

- (a) Affordable housing and Public Open space.
- (b) the provision of alternative sports facilities takes place prior to the occupation of any residential units hereby approved.

2. Main Issues

The main issue for consideration by the committee is whether the proposed new delegation terms, which are sought to enable this development to be able to proceed, are in compliance with criteria that apply where existing sporting facilities will be lost.

The impact of the residential development at the Stoneover Lane site was considered fully when the application was originally debated and Members are not being invited to revisit those matters except where they relate to the loss of the existing sports facilities.

Because the proposed development will result in the loss of an existing sports facility, Sport England are a key consultee, to the extent that without Sport England's support for the proposal the Council would be unable to permit the application without referring it to the Secretary of State.

In relation to redevelopment, replacement or improvement of existing leisure facilities criteria are stipulated. These criteria refer to the retention of the existing level of facilities; the facilities must be beneficial to the community and must be beneficial to the existing use. Of particular relevance to this policy is the reference to "loss of existing facilities" and this is only justifiable where there would not be a resultant deficit in terms of quality, quantity and accessibility in accordance with the methodology in the councils Open Space Study.

3. Site Description

The Stoneover Lane site is located within the framework boundary of Wootton Bassett. The site is at present occupied by the Wootton Bassett Rugby Club. There is some vegetation around the periphery of the site. The site slopes gently from the East to the West. To the Northwest and Southeast are predominantly residential areas. To the Southwest there is an area of open space owned by Wootton Bassett Town Council and to the North East is an open area owned by Wiltshire Council which is allocated for the location of a primary school. A short adopted slip road serves 5 dwellings and runs parallel to the north-western boundary

4. Relevant Planning History		
Application Number	Proposal	Decision
06/02951	Screening Opinion	An application was received under regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The opinion given setting out the issues that needed to be addressed in any future application.

5. Proposal

This proposal is for outline permission for the erection of 100 dwellings on a site of approximate area 2.5ha

6. Consultations

Extensive consultations were undertaken on the original application and these were reported in full at the meeting of 24th September 2008. No further consultations have been undertaken in relation to this issue.

7. Publicity

The application was advertised in the appropriate way prior to the application being considered by Committee in September 2008. No further publicity has been undertaken in relation to this issue.

8. Planning Considerations

In late 2007 and early 2008 a series of four planning applications were submitted to North Wiltshire District Council. In summary, the proposals were to develop the site of the Gerard Buxton Sports Ground on Rylands Way (run by the Wootton Bassett Sports Association) and the Rylands Sports Ground at Stoneover Lane (the Rugby Club) for residential development. Replacement sporting facilities were to be provided at improved facilities at the existing Ballards Ash site and a new 'Sports Hub' (also at Ballards Ash).

Whilst each of the applications had to be considered individually, the four schemes were interlinked. The Rylands Sports Field application (the subject of this report) could only be considered to be acceptable if the recreational facilities the site currently provides can be replaced elsewhere. The proposal was that facilities would be replaced at the existing Ballards Ash site, but that is only possible if some of the pitches at the existing Ballards Ash site could be accommodated elsewhere, for example within the 'sports hub' proposal (08/00025/FUL). Therefore, the decision taken on that application (08/00025/FUL) would inevitably have an effect upon decisions taken on The Rylands Sports Field application and the Gerard Buxton Sports Field (08/00024/FUL).

At that stage all the applications were closely linked: The Gerard Buxton Site could not be developed until the Sports Hub had been completed; the rugby club site could not be completed until rugby pitches were provided at the existing Ballards Ash site, which in turn could not happen until football pitches were accommodated at the Sports Hub.

Sport England were key to determination of the applications.

The North Wiltshire District Council's Development Control Committee resolved to :

"Delegate to the Development Control Manager to GRANT Planning Permission subject to:

Completion of Agreements to ensure:

(a) Affordable housing and Public Open space.

*(b) **The development is linked to planning application 08/00025/FUL to ensure the development of the sports facilities takes place prior to the occupation of any residential units hereby approved.***"

This resolution specifically linked the redevelopment of the Rylands Sports Field to the provision of the sports facilities permitted by 08/00025/FUL.

Since Members resolved to permit the applications the economy and the housing market have changed significantly and the residential proposals have not progressed.

Without the provision of the Sports Hub (which is dependent on the development of the Gerard Buxton Sports Ground) the Rugby Club cannot meet the requirement to provide replacement facilities in the way originally intended (whilst the rugby club facilities can relocate this would lead to a reduction in football pitch provision, until alternative provision is developed). The residential proposals at Gerard Buxton Sports Ground are not progressing (and therefore the Sports Hub has not progressed).

Wiltshire Council have tried to develop a legal agreement with the other parties involved that will make best efforts to secure the provision of alternative sporting facilities without being reliant on the development of the Gerard Buxton site. However, it is clear that any agreement on that basis would not fully comply with the requirement of the resolution of 24th September 2008, which specifically refers to the provision of the sports facilities as set out in application 08/00025/FUL.

However the important thing is that appropriate alternative sporting facilities are provided within Wootton Bassett prior to the redevelopment of the Rylands Sports Field. It is not so crucial how the alternative facilities are provided, as long as the arrangement is supported by Sport England. The original resolution of the Development Control Committee allows only one way of providing the alternative sporting facilities. Amending the delegation authority to ensure that alternative sporting facilities are secured and provided prior to occupation of any dwellings (rather than linking the application specifically to the development of the Sports Hub) will allow an element of flexibility for the development, but would still ensure provision of the facilities which are acceptable to Sport England.

As set out earlier in this report any proposal to develop the sports field must have the support of Sport England as a statutory consultee on planning applications affecting playing fields. Sport England were supportive of the original proposals subject to a suitable legal agreement. Sport England have been consulted about the difficulties being experienced in bringing forward this site (and providing the improved rugby club facilities) and have indicated that they are content with the way in which discussions have progressed:

“Sport England remains supportive of the development of a new sports hub at Marsh Farm. As you will be aware, our national Playing Field Policy ‘A Sporting Future for the Playing Fields of England’ requires a replacement facility to be provided prior to the commencement of development of the existing site. However, in the specific circumstances of this case we would be prepared to accept an ‘interim arrangement’ which is acceptable to all parties”

Sport England will still have to ‘approve’ any legal agreement that is drafted to secure the provision of the replacement sporting facilities, but the indication that they are content with approach outlined above is welcome. Sport England have already made some comments on a draft legal agreement and these comments will have to be addressed before their support can be confirmed.

9. Conclusion

It is considered that removal of the requirement to link the development of the Rylands Way site with the proposed Sports Hub development in the way proposed will enable the development to proceed, whilst still securing the provision of alternative sports facilities which meet the relevant Sport England criteria.

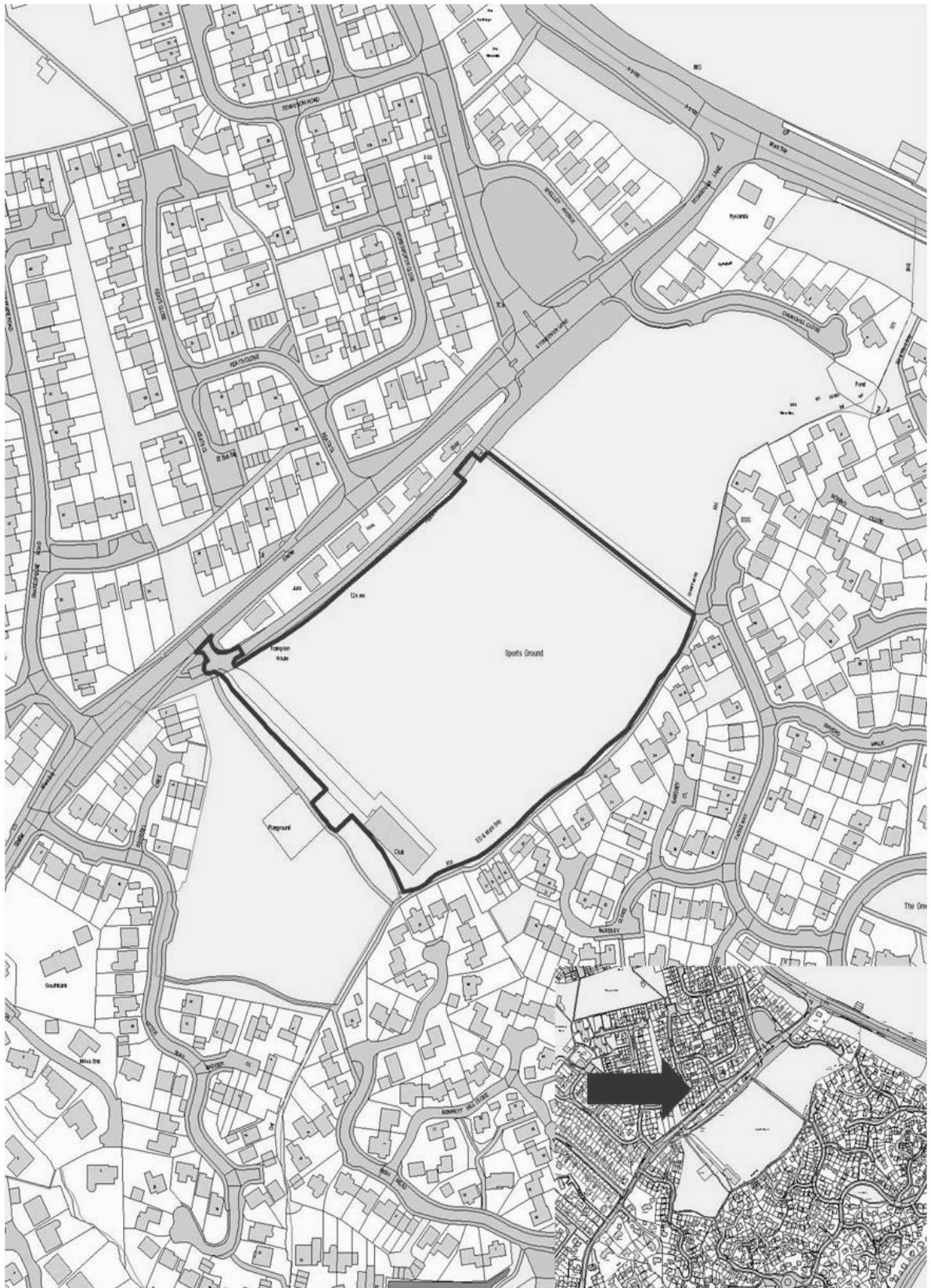
10. Recommendation

To recommend that the authority delegated to the Area Development Manager in September 2008 be amended to provide that Planning Permission be granted subject to:

1. Completion of Agreements to ensure:

- (a) Affordable housing and Public Open space.
- (b) the provision of alternative sports facilities takes place prior to the occupation of any residential units hereby approved.

Appendices:	None
Background Documents Used in the Preparation of this Report:	Application file 08/1388/OUT



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 7 (2 & 3)

Date of Meeting	17 March 2010		
Application Number	09/02234/LBC & 09/02235/ADV		
Site Address	1 Market Hill, Calne		
Proposal	Retention of existing signage with reduction in characters and repositioning		
Applicant	Mr Barrett		
Town/Parish Council	Calne		
Electoral Division	Calne Central	Unitary Member	Howard Marshall
Grid Ref	399700 171050		
Type of application	Listed Building Consent and Advertisement Consent		
Case Officer	Caroline Ridgwell	01249 706639	caroline.ridgwell@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been reported to Committee at the discretion of the Area Development Manager to consider the impact of the proposal upon the listed building and Conservation Area.

1. Purpose of Report

To consider the above applications and to recommend that listed building consent and advertisement consent be REFUSED.

2. Main Issues

The building is Listed Grade II and it is situated on the corner of Market Hill and High Street in the centre of Calne. The premises covers two addresses, 1 Market Hill and the upper floor of 6 High Street. The key points to consider are as follows:

- Impact on the listed building
- Impact on the conservation area
- Implications on DC Core Policies C3, HE1, HE4 and BD9

3. Site Description

1 Market Hill is a Grade II listed building, originally a house, dating from the late C18 with mid C19 alterations. 6 High Street is also Grade II listed and originally a house dating from the early C19 and altered in the late C19 when it became a shop on the ground floor. It sits on the corner of the High Street and Market Hill with the shop door on the corner and fenestrated side elevations on both roads.

The site is in a very central and prominent location within the Calne conservation area. The main road through the town runs down past the site and Market Hill is a wide slope set against the main road. There are a great number of historic buildings in this area and the wide streets and hills give a clear, sweeping aspect to the street scene.

The sign as proposed reads "River View Portfolio Chartered Management Accountants".

4. Relevant Planning History		
Application number	Proposal	Decision
09.01128.ADV	Retention of existing signage	Refused
09.01129.LBC	Retention of existing signage	Refused
03.02817.ADV	Exterior sign	Refused
03.02818.LBC	Installation of new sign/alteration to exterior decoration	Refused

5. Proposal

The retrospective applications are to retain the existing unauthorised signage, making a slight alteration by removing the phone number and 'Ltd'. The lettering is blue aluminium individual characters pinned into the wall by means of several fixings per letter. The characters are numerous (48) and located between two first floor windows, straddling the two periods of the building.

6. Consultation

Calne Town Council - No objection.

7. Publicity

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

No letters of letters of objection/support received.

8. Planning Considerations

The earlier building (1 Market Hill) is painted rubblestone with small pane sash windows at first floor level and plan sash windows on the ground floor. The C19 century building that sits on the corner of the two roads is rendered and painted, with larger small pane sash windows at first floor level and large glazed shop windows on the ground floor. There is a projecting string course detail on the C19 building set across the top of the shop windows and door, visually dividing the ground and first floors. The roof height to the C19 building is considerably higher than the C18 building, showing clearly that they were originally two separate buildings.

The existing signage is now the third version since retrospective applications were refused in 2003.

The applicant has been advised to keep the signs on the C19 section (that is 6 High Street), to use smaller lettering and to keep the lettering below first floor window level. A small hanging sign fixed at the point where the two phases of the building change would be acceptable.

Signage on a listed building needs to be discrete without detracting from the character, appearance and special interest of the building. The signage as shown in these applications, even with the proposed alterations, dominates the elevation of the buildings and obscures historic features.

All the buildings immediately surrounding this site in Market Hill are listed buildings that were once houses but are now business premises. The grading of these buildings varies from II to II* and all have modest fascia signs and/or brass plaques appropriate to their period and level of protection. The signage on 1 Market Hill stands out with an excessive number of relatively large characters. In general a fascia sign on a traditional building would not contain so many letters of this size, nor would it appear to straddle two buildings. The removal of the "Ltd." and telephone number (a reduction of 18 characters from 66 to 48 characters) is welcomed, but is not sufficient to render it acceptable.

Retention of this signage may be seen as setting a precedent for all signs on the surrounding listed buildings, resulting in elevations being peppered with fixing holes and covered with various characters that detract from the special interest of the buildings.

The signage is therefore unacceptable due to its location, scale, quantity of characters and fixings making it detrimental to the character, appearance and special interest of the listed buildings and are contrary to advice contained within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note (PPG) 15 and policies C3, HE1, HE4 and BD9 of the North Wiltshire Local Plan 2011. They are not supported.

In considering the application for Advertisement Consent the Council can only consider public safety and amenity issues. Clearly due to the effect upon the listed building and wider Conservation Area the application for advertisement consent should be refused.

Conclusion

Any signage should be on the C19 section (that is 6 High Street), use smaller lettering and remain below first floor window level. A small hanging sign fixed at the point where the two phases of the building change would also be acceptable.

The building has been occupied by the same applicant throughout this time and the local authority has worked with the applicant to give consistent and comprehensive guidelines on the location, size, materials, design and colour of signage that would be acceptable. The Council has never said that all fascia signs should be removed but that what has been erected is inappropriate.

The cumulative impact of the signage on the application site and surrounding conservation area leads to the existing signs failing to enhance or preserve the conservation area. This is contrary to advice contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note (PPG) 15 and policies C3, HE1, HE4 and BD9 of the North Wiltshire Local Plan 2011.

Whilst the applicant's need to advertise their business is recognised this is not considered sufficient to outweigh the significant adverse impact of the signs upon the listed building and Conservation Area.

9. Recommendation:

Listed Building Consent be REFUSED for the following reason:

1. The existing unauthorised fascia signage, with proposed alterations is set too high on the buildings, straddles the two distinct phases of the building, uses characters that are too large and numerous and results in a great quantity of fixing holes on the front elevation of the buildings. The signage is therefore unacceptable due to its location, scale, quantity of characters and fixings making it detrimental to the character, appearance and special interest of the listed buildings and are contrary to advice contained within Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note (PPG) 15 and policies C3, HE1, HE4 and BD9 of the North Wiltshire Local Plan 2011.

Informative

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

Drawing No. 09/663/01 rev / (date stamped 14.12.09)

Drawing No. 09/663/01 rev / (date stamped 21.12.09)

Drawing No. 09/663/02 rev / (date stamped 14.12.09)

Advertisement Consent be REFUSED for the following reason:

1. The existing unauthorised fascia signage, with proposed alterations is set too high on the buildings, straddles the two distinct phases of the building, uses characters that are too large and numerous and results in a great quantity of fixing holes on the front elevation of the buildings. The proposed advertisement will have a significant adverse impact upon the amenity of the conservation area and the listed building. This is contrary to advice contained within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Policy Guidance Note (PPG) 15 and policies C3, HE1, HE4 and BD9 of the North Wiltshire Local Plan 2011.

Informative

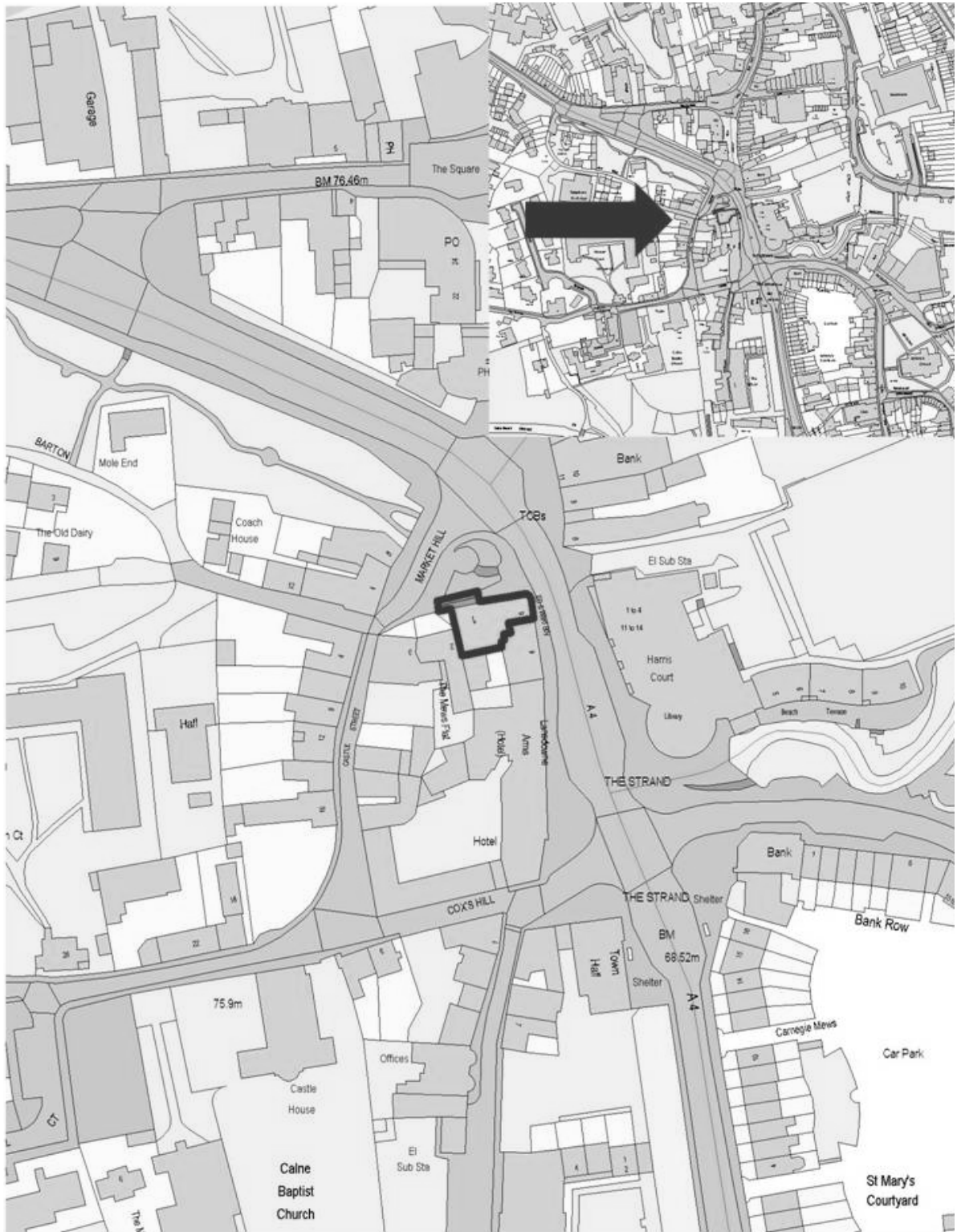
1. This decision relates to documents/plans submitted with the application, listed below.

Drawing No. 09/663/01 rev / (date stamped 14.12.09)

Drawing No. 09/663/01 rev / (date stamped 21.12.09)

Drawing No. 09/663/02 rev / (date stamped 14.12.09)

Appendices:	None
Background Documents Used in the Preparation of this Report:	North Wiltshire Local Plan 2011 PPG 15



**REPORT TO THE NORTHERN AREA
PLANNING COMMITTEE**

Report No. 7 (4)

Date of Meeting	17 th March 2010		
Application Number	09/02177/FUL		
Site Address	Bowldown Farm, Days Lane, Kington Langley, Wilts		
Proposal	Erection of agricultural workers dwelling		
Applicant	Mrs Joanne Hodges		
Town/Parish Council	Kington Langley		
Electoral Division	Kington	Unitary Member	Cllr Howard Greenman
Grid Ref	932453 177759		
Type of application	FULL		
Case Officer	S T Smith	01249706633	simon.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been submitted to committee at the request of Councillor Howard Greenman to consider the adequacy of the proposed access arrangements.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Main Issues

This is the submission of a full application for the erection of a single agricultural workers dwelling in the open countryside. As such the main issues to consider are as follows:

1. Principle of development and previous permission
2. Agricultural justification
3. Access arrangements

3. Site Description

The 7.1Ha application site comprises agricultural land together with several agricultural buildings: pole barn, polytunnel and storage shed. A mobile home exists on the site, although it is currently unoccupied and the applicant does not reside on the site. The 7.1Ha site represents the entire land holding under the control of the applicant.

The application site together with entire land holding is outside of the defined Settlement Framework Boundary to Kington Langley and is, in planning policy terms, located in the open countryside.

4. Relevant Planning History

Application Number	Proposal	Decision

04/00838/FUL	Temporary caravan for agricultural workers dwelling	Permission 06/08/04
08/01314/FUL	Erection of an agricultural workers dwelling to replace existing temporary dwelling	Permission 04/07/08

5. Proposal

This is a proposal for the erection of a detached three-bedroom detached dwelling in the open countryside. Submitted justification for the new dwelling is in the form of it being needed to provide accommodation for an agricultural worker.

The application is submitted pursuant to an earlier permission for similar under reference 08/01314/FUL. Although comprising some relatively minor changes to internal layout, the substantive difference between proposals is the routing of the point of access and slight repositioning of dwelling. The 2008 permission has not been implemented, although it remains extant.

The applicant of the 2008 permission has since sold the land holding to the current applicant.

6. Consultations

Kington Langley Town Council comment as follows:

“At a meeting of Kington Langley Parish Council on the evening of the 11th January 2010 the above application was considered and it was concluded unanimously that we wish the application to be called in for discussion by the Planning and Development committee. Councillor Howard Greenman has been asked to do this. It would be appreciated if you could confirm that this will be done.

The fundamental concern is the access to the Bowldown Farm property. At the present time the property is actually open fields with an approval to build a farm workers house. Present access is through a right of way off of Days Lane through a farmyard. The application specifies in writing and on a drawing, an access to the North off of Byway 34. Then it mentions in writing but not on its drawing, an access from the South. It is silent on the fact that this proposed southern access is actually off an unmade up bridleway that is narrow, bounded by ditches, and completely unsuitable for vehicles. It is a public right of way and used for walking and riding. The access point would involve an extension of Old Draycott Lane by some 80 metres and even then would be impassable without pruning the lower branches of a mature Blue Cedar tree that stands on private property.

There is also concern about the proposed access from the Byway 34. Again, this Byway is used for walking and for horses. While vehicles are entitled to use it this in practice is confined to farm vehicles on an infrequent basis for access purposes only. Any more regular use as an access, particularly for non-agricultural purposes is strongly opposed. The key question is whether it is the new owners' intention to farm this land. It is known that they are not farmers. Therefore, although the Parish Council is not opposed to the building of a farm worker's house as proposed, it wishes to see strong and binding undertakings from the owners that this is and will remain the true purpose of the development.

Having studied the North Wiltshire Local Plan policy H4 which I believe is still current I note it states:

“New dwellings in the countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that”:

- ii) It is a replacement for an existing dwelling where:

 - a) The residential use has not been abandoned (I am not sure of this)*
 - b) Not applicable*
 - c) The replacement dwelling is of a similar size and scale to the existing dwelling within the same cartilage. (The proposed is much larger).**

However, the parish council is not opposing the application at this point, but wish clarification on the following:

- a) *The plan does not seem to be showing the same information on access as the Design and Access Statement. The present access is via Days Lane leading to Byway 34 and the proposed access is via Days Lane leading to a bridleway 34A which is not stated on the plan, this causes much alarm with local residents who reside in the vicinity. It is essential for this issue to be clarified ASAP.*
- b) *That the proposed is in connection with essential agricultural needs. (The proposed access and area would not be suitable for regular farm machinery traffic).*

I look forward to receiving your guidance on this application as it is causing much concern amongst the Parish Council and local residents."

Highway Engineer

Raise concerns regarding location of dwelling in the open countryside remote from local services and public transport. However, in the event of the Council being satisfied with principle of development, provides the following comments in respect of the proposed access arrangements and raises no objections subject to the imposition of planning conditions:

"Having visited the site and taken a look at both bridleway and the by-way, I have the following comments to make:

The bridleway would not be suitable for any increase of use, this has been confirmed by our ROW officer directly to the applicant.

The by-way has been significantly improved, is suitably surfaced and is of good condition. It is of adequate width (approx 3m – 3.5m) and I am happy that the track will be able to accommodate the minimal increase in vehicle movement associated with a single dwelling.

Its junction with Days Lane will need improvement and significant drainage work to ensure no material/surface water will travel onto the adjacent highway. I have confirmed with the ROW officer that I will require improvement of 5m of carriageway with adequate surfacing and drainage. The access onto the By-way will need a minimal visibility of 2m by 14m in each direction cleared of obstruction to a height of 900mm. This will accommodate the very minimal vehicular movement and the pedestrian traffic utilising the by-way.

This access will also need to be properly consolidated.

In summary I am happy with the principal of a residential access onto the by-way and Days Lane, this is based solely on the minimal vehicular movements and nature of traffic associated with a single residential unit and I would not be happy with any further increased use."

Public Rights of Way Officer

"This proposal has been formulated with discussion with myself and the applicants, and I have no objections only some minor requests as stated below

The proposed new access from the property onto the Byway34 shares the same line as Footpath26 Kington Langley. I have no problem with this as a stone surface would be a great improvement. If a structure is placed on this path, i.e. an entrance gate, provision should be provided in the form of the least restrictive design i.e. kissing gate. The whole line of the footpath should be available and clearly marked though the owners property."

County Ecologist

"The proposed dwelling is to be sited on an arable field and I do not consider it likely that the building proposals will impact upon protected habitats or species. The proposed access is along a tree-lined route and the trees should be adequately protected during construction of the track in accordance with BS5837-2005 Trees in relation to construction."

Agricultural consultant

Acknowledges that an agricultural workers dwelling on this site has been previously justified on the basis of the horticultural and fowl enterprise undertaken by the previous applicant. It is also identified that that enterprise had not been fully implemented by the previous applicant prior to the holdings sale.

It is understood that whilst the current applicant earn their income away from the holding, it is intended that production on the holding will gradually increase in accordance with the previously proposed enterprise, to enable their working at the site full-time.

Ultimately, because the application has been submitted on the basis of being a new proposal for a dwelling, distinct from that previously given planning permission, and because the enterprise has yet to meet the functional or financial tests required by Annexe A to PPS7, he concludes that the dwelling is not warranted.

7. Publicity

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

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

- Confusion whether proposal is to make use of access via Byway 34 or Bridleway 34A
- Objection to any use of Bridleway 34A onto Old Draycott Lane which does not allow for any vehicular traffic
- Objection to use of either Byway 34 or Bridleway 34A, neither of which are suitable for vehicular traffic
- No objection to use of Byway 34
- Exit of Byway 34 onto Old Days Lane is unsafe for additional traffic
- Old Draycott Lane already provide access to three properties, but none beyond a certain point at which time it becomes a Bridleway restricted to pedestrians, cycle and horse traffic only. Such use would be prejudicial to amenity and safety of existing residents due to narrowness.
- Existing access shared with Westbrook Farm is more than adequate. New access via Byway 34 is unacceptable.

8. Planning Considerations

Principle of development and previous permission

The starting point for all considerations is the existence of the 2008 permission for the erection of an agricultural workers dwelling on this site. Although not yet implemented, it remains an extant permission with over 1 year left to run before it expires.

Subject to the discharge of any relevant planning conditions so imposed, the 2008 permission could be implemented by the current owner of the site at any time. The 2008 permission restricts neither who can implement the permission or the agricultural enterprise to which the occupant would be employed in running.

In this context it is considered to be reasonable to place a significant amount of weight upon the earlier permission. This is particular so given that the differences in the scale, appearance and positioning between the approved dwelling and that now proposed, is very limited. For example the number of bedrooms as overall floor area is unchanged.

Agricultural justification

The current applicant intends to recommence agricultural activities on the site consisting of a horticultural enterprise plus the maintenance of a flock of 60 laying geese and 100 turkeys reared in advance of the Christmas trade. At the time of purchase by the current applicant, there was no growing crop on the holding save for raspberry canes, cultivated blackberries, redcurrent bushes and asparagus bed. Since purchase the applicant has established a small flock of geese.

It is noted that the Council's agricultural consultant advises that, when viewing the current application in isolation, the lack of a fully established agricultural enterprise by the applicant on the site would inhibit compliance with the functional and financial tests set out in Annexe A to PPS7 in respect of proposals for

permanent agricultural dwellings (ie. the applicant cannot demonstrate profitability or viability of an enterprise that does not fully exist or indeed that that enterprise when fully implemented would require a permanent presence on the site). Such conclusions cannot be disputed.

However, it is also necessary to consider the existing extant permission. As already noted that permission can be implemented with no further planning permission necessary. It is also clear that the applicant intends to simply recommence the agricultural enterprise originally proposed and established by the 2008 applicant. In all likelihood, therefore, the situation would remain similar, whether this permission is granted or not. The differences in dwelling scale, design and positioning is not substantive and therefore does not greatly influence the consideration either way.

Access arrangements

Access arrangement is the singularly substantive difference between the 2008 permission and the current proposal. Previously intended as being via an unmade access onto Days Lane to the West of the site (which was shared with an adjoining landowner), the proposal now moves the access to the North-West following the route of a public footpath (the surface of which is to be improved with free draining stone surface) to an established Byway 34, leading to and from Days Lane.

Apparent confusion from the Parish Council and local residents over exact access arrangements is considered to be unnecessary. The submitted site location plan is considered to be clear in routing the proposed access to a North and West direction from the proposed dwelling, where it meets established Byway 34. It appears that there are no existing dwellings that gain access from Byway 34 between its junction with Days Lane and the point of access to the site.

Following extensive consideration, in conjunction with the Public Rights of Way Officer, the Highway Engineer has concluded that the proposed access arrangements would be an improvement to that previously approved, and subject to conditions raises no objections to the proposal. In light of the fact that some of the works required to improve the access are on land outside of the control of the applicant, it is considered necessary to impose Grampian type conditions (ie. requiring the completion of such improvement works prior to the commencement of development). There is no reason to diverge from the conclusions of the Highways and Public Rights of Way Officers.

The access improvement works themselves are considered to be acceptable in terms of their visual impact in the countryside.

9. Conclusion

The 2008 planning permission is a significant material planning consideration. The 2008 permission remains extant and places no restriction upon the type of agricultural enterprise the occupant must be employed in. Furthermore, the differences between the approved and proposed dwelling are minor. Application of the required functional and financial tests required by Annexe A to PPS7 must be within this context. The alternative access arrangement now proposed is considered to be satisfactory subject to appropriately worded planning conditions.

10. Recommendation

Planning Permission be GRANTED for the following reason:

In the context of an earlier planning permission 08/01314/FUL and satisfactory revised access arrangements, the proposed development is considered to comply with the provisions of Policies C3, NE15 and H4 of the adopted North Wiltshire Local Plan 2011.

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 Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out strictly in accordance with the approved plans subject to such minor amendments to the development as may be approved in writing under this condition by the local planning authority.

REASON: To ensure that the development is implemented in accordance with this decision in the interests of public amenity, but also to allow for the approval of minor variations which do not materially affect the permission.

3. The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990 or in any provision equivalent to that Act in any statutory instrument revoking and re-enacting that Act with or without modification), or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture, or forestry, is not normally permitted.

4. Prior to the commencement of the development hereby permitted, details of materials to be used externally, including full details of the proposed solar panel, shall be submitted to, and approved in writing by the local planning authority. The development shall be built in the materials approved.

REASON: In the interests of visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be no extension or external alteration to any building forming part of the development hereby permitted.

REASON: In order to safeguard the amenity of the area by enabling the local planning authority to consider individually whether planning permission should be granted for extensions and external alterations.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), other than the garage shown on the approved plans attached to the main house, no other garages, sheds or other ancillary domestic outbuildings shall be erected anywhere on the site edged in red on the approved plans.

REASON: In the interests of the amenity of the area.

7. Prior to the commencement of development the position, layout and constructional details of sufficient parking space within the site for two cars shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with those details approved, and shall remain free from obstruction for the parking of vehicles thereafter.

REASON: In the interests of amenity and road safety.

8. Prior to the commencement of development details of the proposed surfacing of the access track leading to Byway 34 shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the details approved prior to the first occupation of the house hereby permitted and shall remain in that condition thereafter.

REASON: For the avoidance of doubt and in the interests of visual amenity.

9. The development hereby permitted shall not be occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

10. No development shall take place until the first five metres of Byway 34, as measured from its junction with Days Lane, has been consolidated and surfaced in complete accordance with details that shall have

been submitted to and approved in writing by the Local Planning Authority beforehand. Such surfacing shall be such so as to drain away from the adjacent highway and shall remain in such condition thereafter.

REASON: In the interests of highway safety.

11. Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

12. No development shall commence on site until visibility splays have been provided between the edge of by-way 34 and a line extending from a point 2 metres back from the edge of the by-way, measured along the centre line of the access, to the points on the edge of the by-way 14 metres to the north-east and 14 metres to the south-west from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent by-way.

REASON: In the interests of highway safety.

Informative:

1. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan References

Location plan as proposed 1:1250
Plans and elevations as proposed 1:100

All dated 2nd December 2010.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 4.03; 4.04; 5.02



**REPORT TO THE NORTHERN AREA
PLANNING COMMITTEE**

Report No. 7 (5)

Date of Meeting	17 th March 2010		
Application Number	09/02254/FUL		
Site Address	Land and buildings at Peterborough Farm, Dauntsey Lock, SN15 4HD		
Proposal	Erection of new dwelling on footprint of original agricultural buildings		
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 Wiltshire Councillor Sturgis to enable the consideration as to 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.

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:

- 4. Principle of development
- 5. 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
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07/03330/COU	Change of use of barn to form dwelling with associated external works	Permission
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5. Proposal

The proposal is for the erection of a new dwelling in the open countryside, outside of any Settlement Framework Boundary identified within the adopted North Wiltshire Local Plan 2011. No special justification has been provided for the proposal beyond an assertion that account should be taken of paragraph 11 to PPS7.

The proposed dwelling is a substantial four bedroom property over two storeys. The proposal is to approximate the footprint of existing farm buildings. The approximation of the existing buildings extends to the design approach which is to apparently follow a utilitarian agricultural theme with the use of profile fibre cement panels, no plinth and no external rain water goods or domestic type fenestration. Proportions of the main two storey element of the dwelling is similar to the existing open barn, although the single storey element of the dwelling is to employ a mono-pitch roof in contrast to the existing stable block pitched roof.

6. Consultations

Dauntsey Parish Council

No objections

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.

Four (4) 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 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.

No special justification for the new dwelling has been provided by the applicant beyond reference to a single paragraph within PPS7, which *inter alia*, 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.

The attempted approximation of the existing building the proposal would replace, is merely incidental to the much more fundamental consideration required. No further consideration of the detailed design and appearance is required beyond the observation that a scheme attempting, to some degree, look like the existing buildings would, firstly, be largely subjective (ie. would one 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 look similar to the buildings they replace.

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 and proportion on the site is not a reason to diverge from well established planning policy in this regard.

10. Recommendation

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

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.

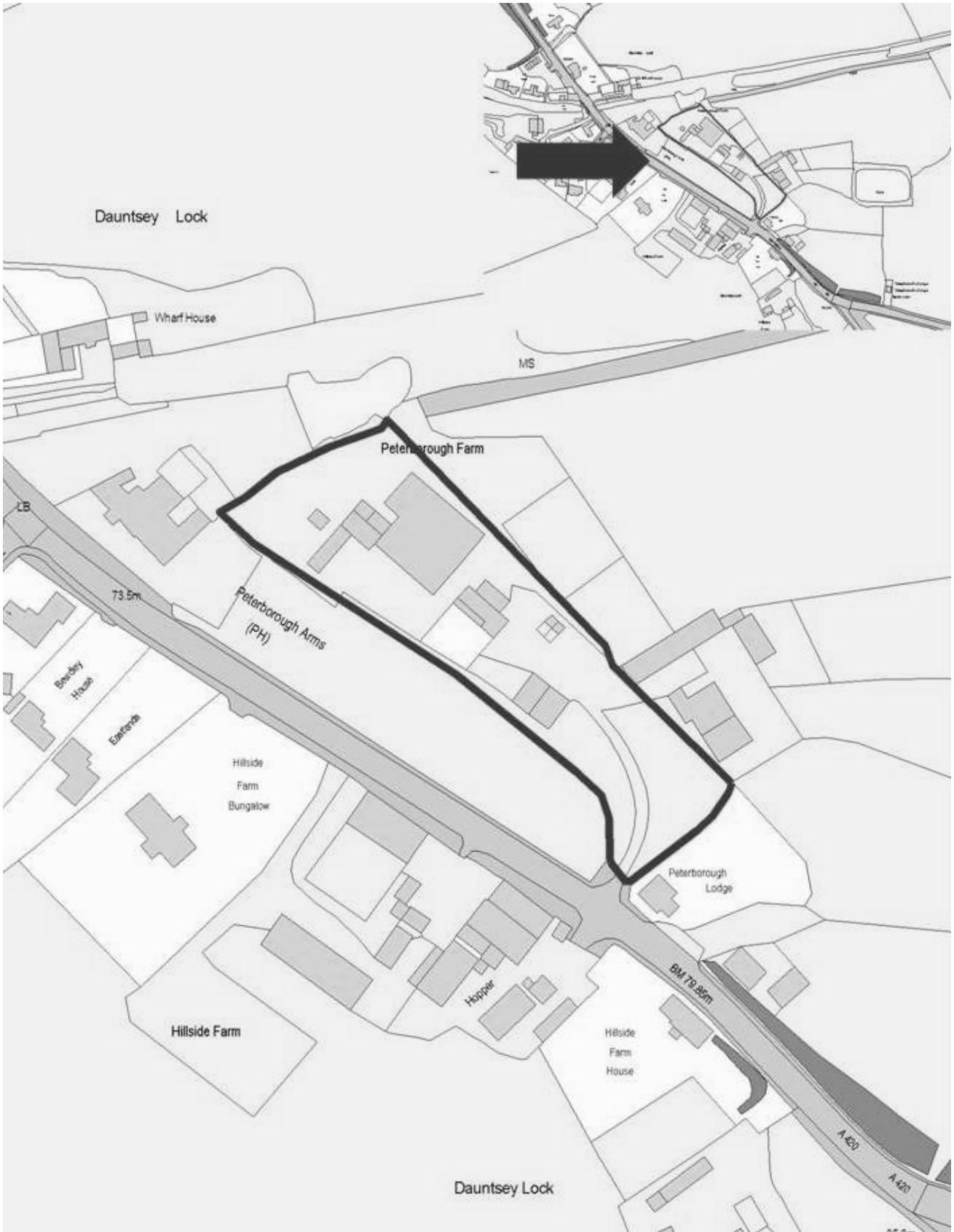
Informative

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

Site location plan 1:2500
Exiting plans 2007-37-1 through 6 inclusive
Existing access drawing 1:100
Proposed access drawing 1:100
2008-39-3
2008-39-4
2008-39-5

All dated 17th December 2009

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 4.03; 4.04; 5.02



**REPORT TO THE NORTHERN AREA
PLANNING COMMITTEE**

Report No. 7 (6)

Date of Meeting	17 March 2010		
Application Number	10/00320/FUL		
Site Address	21 Park Lane, Corsham SN13 9LQ		
Proposal	Extension to dwelling, double garage, parking and vehicular access		
Applicant	Mr Alan Weathers		
Town/Parish Council	Corsham		
Electoral Division	Corsham Pickwick and Rudloe	Unitary Member	Alan MacRae
Grid Ref	386042 170416		
Type of application	FULL		
Case Officer	Tracy Smith	01240 706642	tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

Cllr MacRae has called the application to committee to consider the scale, visual, environmental and highways impact of the proposal together with car parking issues.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Main Issues

This application is seeking permission for extensions to the existing dwelling together with a detached double garage, parking and vehicular access. The key issues are:

- Implications for Policies C3 and H8 of the Local Plan 2011
- design and scale
- impact on highways
- affect on residential amenity of adjacent properties

3. Site Description

21 Park Lane comprises a semi-detached property which faces towards Park Lane but which has its vehicular access from Purleigh Road. It is a large property which occupies an elevated position in comparison to Purleigh Road which runs to the site. The garden to the side and rear is thus lower than the main house as is the existing single detached garage.

Nos. 1, 11 and 23 Park Lane have all have first floor/two storey extensions to the side and no. 25 extended to the rear and at second floor.

4. Relevant Planning History

Application	Proposal	Decision
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Number		
09/01649FUL	Change of Use of Existing Dwelling to Bed & Breakfast (Use Class C1) Including the Provision of a Two Storey and Single Storey Extension to Include Provision for Bed & Breakfast Accommodation Including Parking & Garage	Withdrawn

5. Proposal

The proposal comprises a two storey extension to the side and rear with single storey extensions also to the side and rear together with a replacement detached single storey double garage. Parking is also proposed to the front for two spaces.

In terms of the two storey extension, this would have a ridge height 600mm lower than the main roof and extend 4.3 metres to the side and about 3 metres to the rear. A single storey extension, also 3 metres in length, is then proposed towards to boundary (offset by 300mm) with no. 23 Park Lane. The extension will be separated via a Leylandi hedge which is of a comparable length and height. A single storey extension is also proposed to the side elevation which will provide a new access to the dwelling.

The detached double garage will be sited further away from the house than the existing single garage.

Since its original submission, the scheme has been revised and two parking spaces previously proposed to be provided to the front of the property have been removed. In order to meet highways parking requirements, an additional parking space is proposed adjacent to the parking area forward of the double garage.

6. Consultations

Corsham Town Council – recommend refusal on grounds of overdevelopment, inappropriate vehicular access at the front of the property causing vehicles to reverse onto the junction and the negative visual impact of the drive on the area.

Highways Officer – no objections subject to conditions.

7. Publicity

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

At the time of writing this report the consultation period has not yet expired however, 1 letter of objection has been received on the grounds of the provision of two parking spaces to the front of the property close to windows of no. 23 Park Lane due to noise, exhaust fumes and damage to the roots of the boundary hedge.

Corsham Civic Society observed that the proposal “remains an overambitious project, which will have an adverse effect on neighbouring properties, and requires more parking very close to a junction. There would appear to be more opportunity for extra parking to be provided at the rear of the property but since this is no longer an application for a B and B is extra parking actually required?”

8. Planning Considerations

Implications for Policies C3 and H8 of the Local Plan 2011

- design and scale
- impact on highways
- affect on residential amenity of adjacent properties

Principal of development

Residential extensions are permitted subject to relevant criteria being satisfied under Policies C3 and H8 of the adopted North Wiltshire Local Plan 2011. Essentially extensions must be in keeping with the host dwelling, be neighbourly and not result in the loss of hedgerows or trees.

Design and Scale

The property occupies a corner plot and between the dwelling and the adjacent Purleigh Road, is ample land on which an extension can be accommodated.

The property, by reason of its corner location, elevated levels and lack of boundary treatments, is highly visible from both Purleigh Road and Park Lane.

The extension has been designed to be subservient to the main dwelling house and this is reflected in the lower ridge height. The garage has been re-sited southwards at the lowest part of the site, adjacent to the property boundary and another detached garage belonging to no. Purleigh Road.

As mentioned above a number of properties on 21 Park Lane have been the subject to extensions either at first floor above attached garages or two storey extensions.

The proposed detached double garage being sited adjacent to the boundary with no. 2 Purleigh Road (which has permission for a two storey side extension with integral garage at ground floor 09/00646FUL refers)) is also considered to be of an appropriate design and scale in keeping with the character and appearance of the area.

Accordingly, the characteristics of the existing environment are a material consideration and on this basis together with the subservient nature of the extensions and detached garage, the proposal would not be unduly out of keeping with the character and appearance of the host dwelling or the character and appearance of the area.

Impact on highways

The highways officer raises no objections to the proposed development. An additional parking space is required and is provided in the location of the existing garage, thus there is no alteration to the existing visibility provisions/requirements.

Affect on residential amenity of the proposals

The applicants and officers have had lengthy discussions to ensure an extension to the rear has regard to no. 23 Park Lane having regard to the falling land levels. The result of these discussions is the extension that is now proposed. It has been designed and sited having regard to the existing hedge that runs along the boundary belonging to no. 23 so that any protrusions over and beyond it are kept to a minimum. In the event that the hedge were removed for any reason, it is considered acceptable given its extension by 3 metres and height of 3.9 metres, falling to 2.9 metres due to levels.

The two storey extension has been designed so that windows in the new rear gable serve only ensuite bathrooms and will be obscure glazed. Furthermore, its ridge height has been set down from the main ridge height of the host dwelling. It is considered that due to its scale, design and siting, the two storey element would not have an overbearing impact on the residential amenity of no. 2 Purleigh Road or result in the loss of any privacy.

9. Conclusion

The proposed development by reason of its scale, design and siting is in keeping with the host dwelling and given the extension of nearby properties in a similar manner, would not be out of keeping with the character and appearance of the area.

Furthermore the proposal would not be detrimental to the privacy and amenity of adjacent residents or highway safety.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development by reason of its scale, design and siting is in keeping with the host dwelling and given the extension of nearby properties in a similar manner, would not be out of keeping with the character and appearance of the area.

Furthermore the proposal would not be detrimental to the privacy and amenity of adjacent residents or highway safety.

Accordingly, the proposal complies with Policies C3 and H8 of the adopted the North Wiltshire Local Plan 2011.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

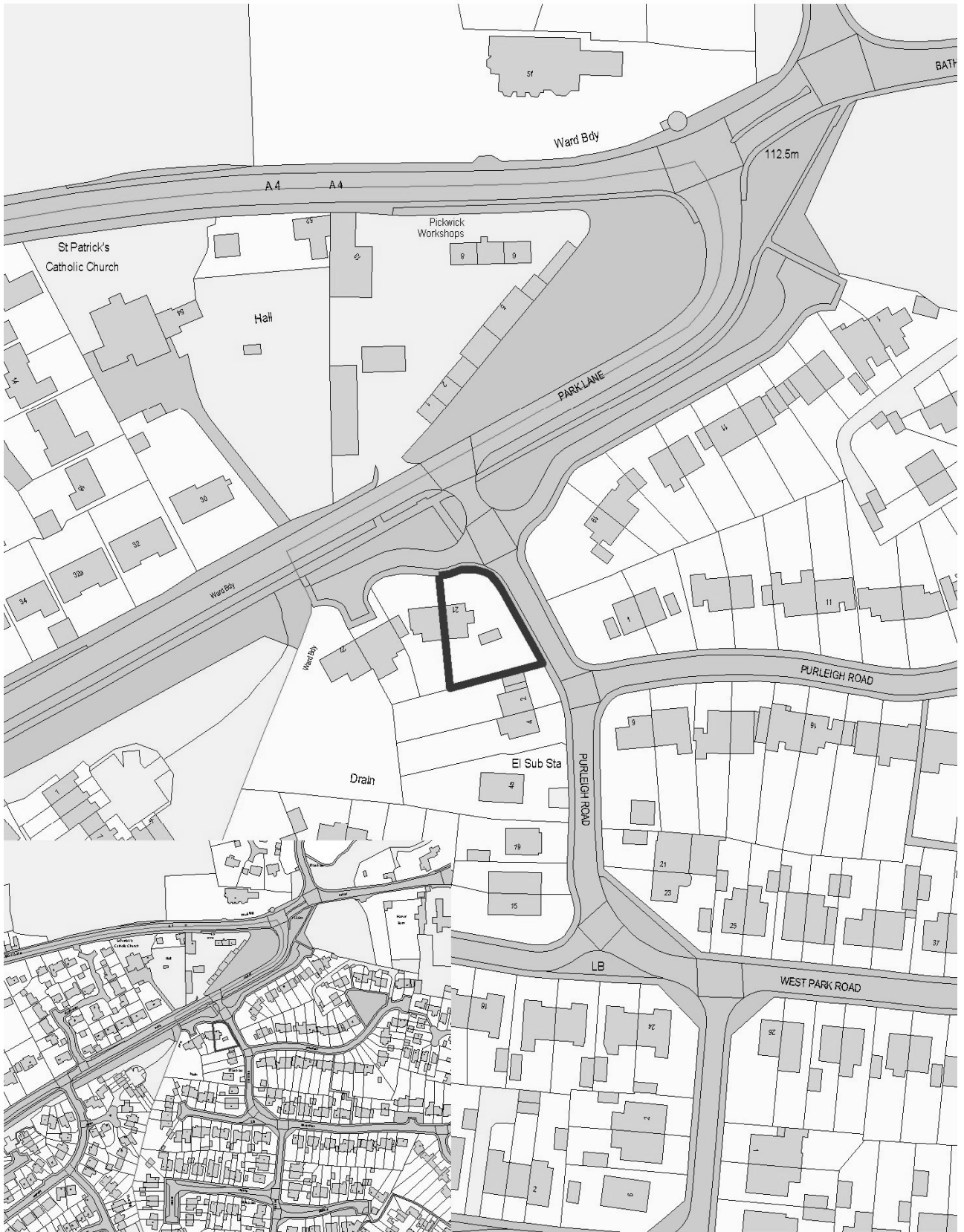
POLICY-C3

3. No part of the development hereby approved shall be occupied or first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

POLICY- C3

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 2.02 4.02 4.03 4.04 4.05 5.01 5.02



REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No. 7 (7 & 8)

Date of Meeting	17 th March 2010		
Application Number	N/10/00366/FUL and N/10/00367/LBC		
Site Address	Allington Grange, Allington, Chippenham, Wiltshire, SN14 6LW		
Proposal	Extension and Alterations to Dwelling		
Applicant	Mr & Mrs Roper		
Town/Parish Council	Chippenham Without		
Electoral Division	Kington	Unitary Member	Howard Greenman
Grid Ref	388905 175776		
Type of application	Full application and Listed Building Consent		
Case Officer	Judy Enticknap	01249 706660	Judy.enticknap @wiltshire.gov.uk

Reason for the application being considered by Committee

This planning application has been submitted to the Committee for decision at the request of Cllr Greenman in order to consider the scale and impact of the extension. It is accompanied by the listed building application which is for the same proposed extension, together with associated alterations to the listed building.

1. Purpose of Report

To consider the above applications and to recommend that planning permission and listed building consent be REFUSED.

2. Main Issues

Allington Grange is a large Grade II listed farmhouse within the Allington Conservation Area. The house dates from the C16 and C18 with later additions. These include a single storey C19 lean-to range and a large flat-roofed C20 extension to the rear (north-east). The application proposes to erect a second floor of accommodation over the 19th century and modern extensions, with associated alterations to historic fabric. Therefore the key points to consider are the effect of the proposals on the appearance and character of the listed building and the conservation area.

3. Site Description

Allington Grange is a fine building. The original C16 building has an L-shaped plan form, comprising the principal 2-storey and attic front (south) range and a rear (east) cross wing which is single storey with attic and with half-hipped south gable. Later additions include a lengthening of the rear cross-wing, and erection of a single-storey lean-to on the rear of the main range which also butts up against the cross wing. The c1970's single storey extension is constructed in stone with a parapet concealing the flat roof. It extends partially across the C19 lean-to and in-fills most of the remaining area between the main and rear ranges; this changes the historic L-shaped foot print to an essentially rectangular one.

4. Relevant Planning History

Various applications for conversion of the associated farm buildings, mainly for residential use

5. Proposal

The current proposal is to erect a second floor of accommodation over the flat roof to provide a large bedroom with en-suite bathroom. In order to achieve this, the scheme takes the form of two “ranges” parallel to the principal range, but with the “outer” range extending as a long cat-slide roof, so that from the rear elevation, the wing appears to be single storey with accommodation in the attic. In order to obtain access between the accommodation in the two new “ranges”, the valley gutter is set higher than the eave of the principal range of the house.

6. Consultations

Chippenham Without Parish Council – No comments received yet.

7. Publicity

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

No letters of objection/support have been received.

8. Planning Considerations

The current proposal is to erect a second floor of accommodation over the flat roof to provide a large bedroom with en-suite bathroom. In order to achieve this, the scheme takes the form of two “ranges” parallel to the principal range, but with the “outer” range extending as a long cat-slide roof, so that from the rear elevation, the wing appears to be single storey with accommodation in the attic. In order to obtain access between the accommodation in the two new “ranges”, the valley gutter is set higher than the eave of the principal range of the house. The overall effect is of a massive and visually clumsy extension which obscures the historic plan form of the listed building. Moreover, the scheme implies loss of most of the roof structure to the C19 rear wing, and also of a historic dormer in the C16 cross-wing, which is altered to form the access between the historic and new 1st floor accommodation.

Government guidance set out in PPG 15 makes it clear that the cumulative impact of incremental extensions can result in significant harm to the character of a listed building even where individually elements of extension would be acceptable. In this case it is considered that there may be scope for a more modest 1st floor extension, but that this should be limited such that it only extends over part of the flat roof, with a pitched roof enhancing the remaining flat roofed extension. Ideally this flat roofed extension should also be reduced in size to offset the impacts of the 1st floor extension.

The applicants do not wish to consider such a scheme, although the submitted scheme takes account of other officer comments on a preliminary scheme, including amendments to the design of proposed dormers; and minor enhancements to modern joinery/lintels in the north west elevation. Unfortunately these minor changes do not offset the adverse impacts arising from the scale and loss of historic fabric and in addition, it is felt that approval of this scheme would lose the opportunity to provide long-term enhancement to the special character of the listed building.

Impact on Conservation Area

It is anticipated that a slight adverse impact upon the character of the Conservation Area will result from

the proposals because of the increased scale and massing of the extensions when viewed from the road.

9. Recommendation:

Planning Permission be REFUSED for the following reason:

In respect of **N.10.00366.FUL** the application be refused for the following reason:

1. The proposed development would be harmful to the special character of the listed building and Conservation Area because of the scale and massing of the proposed extension and loss of historic fabric. It would therefore be contrary to policies HE1, HE4 and H8 in the Adopted North Wiltshire Local Plan 2011.

Informative:

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

Plan Ref A4 Site plan, Drawings 2916/01, 02, and 04, Drawings LPC/876/SD1/1C, 2C, and 3C, and a Design and Access statement all received by the Local Planning Authority on 2nd February 2010.

In respect of **N.00367.LBC** the application be refused for the following reason:

1. The proposed development would be harmful to the special character of the listed building and Conservation Area because of the scale and massing of the proposed extension and loss of historic fabric. It would therefore be contrary to government guidance in PPG 15 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative

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

Plan Ref A4 Site plan, Drawings 2916/01, 02, and 04, Drawings LPC/876/SD1/1C, 2C, and 3C, and a Design and Access statement all received by the Local Planning Authority on 2nd February 2010.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20, 1.28, 4.02, 4.03, 4.07, 5.01, 6.03

