

REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	25 June 2014
Application Number	14/03953/FUL
Site Address	Flisteridge Farm Upper Minety Malmesbury Wiltshire SN16 9PY
Proposal	Conversion and extension to stable to form residential annex (Resubmission of 13/05885/FUL)
Applicant	Mr & Mrs Hans Kuropatwa
Town/Parish Council	MINETY
Ward	MINETY
Grid Ref	400301 191446
Type of application	Full Planning
Case Officer	Richard Sewell

Reason for the application being considered by Committee

The application is being presented to Committee at the request of Councillor Chuck Berry to consider the location of the proposed ancillary accommodation in relation to the main dwelling known as Flisteridge Farm

1. Purpose of Report

To consider the above application and to recommend that permission is refused.

2. Report Summary

The main issues when considering this application are:

- The proposed ancillary accommodation being entirely divorced from the main dwelling with no shared facilities and tantamount to a new dwelling in the open countryside.
- Parish Council support proposal and no neighbour objections have been received.

3. Site Description

Flisteridge Farm is a large, detached dwelling set in generous gardens to the north west and outside of the development boundary of Upper Minety within the open countryside. Directly

opposite the main house approx 22m away lies an L shaped stable block alongside which is situated a detached double garage. The existing stable block consists of 4 stables with tack, wash and store room. A shared driveway and parking area serves the main dwelling house and stables. The existing stables are for the personal use of the family.

4. Planning History

- N/99/01781/COU Outdoor Riding Arena with post and rail fence for private use USE PERMISSION
- N/88/03138/FUL Extension and Alterations to Dwelling and Construction of Tennis Court. PERMISSION
- N/12/03148/FUL Garden Room to Rear of Property PERMISSION
- 13/05885/FUL Proposed stable extension to form one bedroom annex WITHDRAWN

5. The Proposal

The applicant seeks permission for an attached one bedroom annex situated on the south west corner of the existing stable block for the purpose of providing residential accommodation for elderly relatives. The front entrance to the accommodation will be situated on the west elevation facing the garage block with the main dwelling beyond. The accommodation will comprise an entrance hall way, open plan kitchen/dining area, double bedroom with ensuite and storage area. A new barn extension is also proposed on the rear of the existing stable block. The existing storage room in the front gable end extension of the stable block is to be converted into the ensuite bedroom with a window on the north elevation facing the stable entrances. The proposed kitchen/living area will feature a pitched roof and will extend out towards to the south of the stable block into the area that is currently used as a small paddock with fields beyond. The proposed accommodation will not be visible from the highway or surrounding countryside.

6. Planning Policy

NPPF Section 7: Requiring Good Design

C3 Development Control Policy

H8 Residential Extensions

NE12 Braydon Forest

NE15 The Landscape Character of the Open Countryside

7. Consultations

Minety Parish Council – NO OBJECTION

Public Protection- NO OBJECTION (Verbal Consultation)

8. Publicity

No letters of support or objection received.

9. Planning Considerations

The proposed location of the accommodation entirely separate from the main dwelling is considered inappropriate for the purpose of providing ancillary accommodation for elderly relatives requiring care and assistance. The location of the proposed accommodation is considered tantamount to a new dwelling as it is entirely divorced from the main dwelling house with no shared facilities. Effectively the development forms a separate planning unit given the degree of separation and lack of any relationship between the use of the structures. The proposal is not considered to be ancillary to the main dwelling and will not function as an annex. Following the cessation of use by elderly relatives it is almost certain that there will be significant pressure to release this property as a separate dwelling. This is a location where new residential development is strictly controlled. Environmental Health have raised no objections but it is considered a poor design feature locating residential accommodation for elderly relatives directly attached to a working stable block separated from the main dwelling by approx 22metres and the stable block itself. The arrangement of residential accommodation for elderly persons adjoining large scale stables is not considered to achieve an acceptable level of residential amenity. The size of the plot and scale of the existing dwelling mean that there is adequate space to adjoin the proposed accommodation to the main dwelling. This is considered a more suitable option for the purpose of providing ancillary accommodation as it does not require an entirely separate unit

10. Conclusion

The proposed ancillary accommodation is considered be entirely divorced from the main dwelling with no shared facilities and is therefore tantamount to a new dwelling is contrary to existing policies relating to development in the open countryside.

RECOMMENDATION

The application be refused for the following reason:

The proposed location of the ancillary accommodation separate to the main dwelling house known as Flisteridge Farm is considered to be inappropriate for the purpose of providing ancillary accommodation for elderly relatives and does not achieve an adequate level of residential amenity for future occupants. By way if its design, scale and location the proposed extension is considered tantamount to a new dwelling in the open countryside remote from local services, facilities and transport services and is therefore unsustainable. Due to these reasons the development is contrary to policies NE15, C3 and H8 of the adopted North Wiltshire Local Plan 2011

