

**REPORT TO THE DEVELOPMENT CONTROL
COMMITTEE**

Report No.

Date of Meeting	30th July 2008
Application Number	08/01325/FUL
Site Address	48, Calne Road, Lyneham
Proposal	Erection of dwelling
Applicant	Mr A Kingdon
Town/Parish Council	Lyneham and Bradenstoke
Grid Ref	402272 178989
Type of application	Full application

Reason for the application being considered by Committee

This application has been submitted to the Committee for decision under the scheme of delegation in force after the 8th April 2002 because Councillors Still and Bucknall have requested that the application be considered by committee to assess the impact on the Listed Building/Policy HE4.

Summary of Report

This application site lies within the framework boundary of Lyneham and as such there is a presumption in favour of development where the relevant policies and their respective criteria are satisfied. The dwelling is proposed to be erected within curtilage of the Grade II Listed Building known as Church Farm. The key issues to consider are as follows:

- Implications on DC Core Policy C3, Housing Policy H3, Listed Building Policy HE4
- Affect on the Grade II Listed Building
- Affect on the character and appearance of the area
- Impact on existing and proposed residential amenities

Officer Recommendation

Planning Permission be REFUSED

Contact Officer	Tracy Smith	01249 706642	tsmith@northwiltshire.gov.uk
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Proposal and Site Description

Planning permission is sought for the erection of a three bedroom detached dwelling with a car bay and parking area to the rear of Church Farm, 48 Calne Road. The proposed dwelling is part one and one and a half storey with limited accommodation in the roof.

The building in terms of its scale, design and appearance gives the appearance of a barn in an “L” shape part of which would form a screen to the rear garden of the listed farmhouse. The property would be sited approx. 18 metres from the main dwelling and take up part of the lawn area of the garden.

Access to the site would be shared with Church Farm, off Calne Road. Parking would be accommodated within an enclosed bay and open adjacent the main farmhouse.

The site currently comprises an area used part lawn and part gravel/parking and is enclosed by a brick wall.

The site forms part of the curtilage of the Listed Building and is surrounded by residential development either new modern build or converted former outbuildings.

Planning History		
Application number	Proposal	Decision
08/0052COU	Demolition and rebuild of north east section of building and addition of one rooflight	Approved.
06/2005	Replacement of three windows and reinstatement of brick lintels.	Approved.
06/1989	Partial demolition and rebuilding of north east part of outbuilding.	Approved.
06/1989	See above	Approved.
06/1987	Erection of detached garage.	Withdrawn.

Consultations

Lyneham and Bradenstoke Parish Council object on grounds of the fact that access is across common land for which payment should be made as per the new Vicarage to the north of the village.

Wiltshire County Council Highways have no objections.

Defence Estates has no objections.

Wessex Water comments waited.

Representations

No letters of objection or support have been received.

Planning Considerations

Principle of development

The site lies within the framework boundary of Lyneham and as such there is a presumption in favour of development where other relevant policies and their respective criteria are satisfied. The proposal accords with Policy H3 in this respect.

The issue of whether access is across common land and easement and associated payment being required is not a planning matter.

Impact on Listed Building

Planning Policy Guidance note 15 "Planning and the Historic Environment" states "Authorities are required by section 66(1) of the Act, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses."

Church Farm is a grade II listed former farmhouse with associated outbuildings to the north west. Historically the land surrounding the farm (in particular the land to the north, west and south of the farmstead) was open land. This remained the position until the 1970's with residential developments at Bakers Field and Church Farm mews taking place up until recently.

The outbuildings to the north have been converted to residential and separated from the main farmhouse in terms of their use although they remain under the same ownership at this time.

The application site comprises the last remaining open area indicative of its historical context. The case that development to date has had little regard to the setting of the Listed Building which in turn justifies this proposal is clearly not supported.

The proposed dwelling would be sited some 18 metres from the Listed Building and would involve the loss of some of its lawn to accommodate the development. The loss of the site to residential development would seriously erode the historical and physical context of the site and harm the setting, character and appearance of the listed building contrary to PPG15 and Policy HE4 of the adopted North Wiltshire Local Plan 2011.

Impact on the character and appearance of the area

In light of the above, this area comprises the last remaining area which reflects the historical and physical context of this former farmstead. A dwelling in this location is considered to be out of keeping with the character and appearance of the area which is characterised by the Listed Building and its associated setting and curtilage.

Impact on residential amenities

Due to the siting and scale of the proposed dwelling, it is considered that it would not have any impact upon the residential amenities of adjacent properties.

Affordable Housing and Open Space

The applicant has indicated a willingness to provide the off-site financial contributions required for affordable housing and open space provision. A legal agreement is being completed and should be finalised at the time of the Committee.

Recommendation and Proposed Conditions/Informatives

REFUSE for the following reason:

1. The proposed development would result in the erosion of open land surrounding the Grade II Listed Building. It is considered that such a proposal would be detrimental to the setting, character and appearance of the listed building contrary to guidance contained in PPG15 and Policy HE4 of the adopted North Wiltshire Local Plan 2011.

Appendices:	NONE
Background Documents Used in the Preparation of this Report:	1.20, 2.02, 4.02, 4.03, 5.01, 6.02