
Appeal Decision

Site visit made on 23 February 2017

by Andrew Dawe BSc(Hons) MSc MPhil MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 01 March 2017

Appeal Ref: APP/Y3940/D/16/3158681

The Byre, Westfield Farm, Nettleton SN14 7PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Harris against the decision of Wiltshire Council.
 - The application Ref 16/03643/FUL, dated 14 April 2016, was refused by notice dated 25 August 2016.
 - The development proposed is erection of a single storey oak framed detached car port.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a single storey oak framed detached car port at The Byre, Westfield Farm, Nettleton SN14 7PA in accordance with the terms of the application, Ref 16/03643/FUL, dated 14 April 2016, subject to the following conditions:
 - i) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - ii) The development hereby permitted shall be carried out in accordance with the following approved plans: 30383 LP, 30383 BP A, 30383/1 Rev B.
 - iii) The development hereby permitted shall be constructed in the materials as set out in the planning application form and shown on plan no. 30383/1 Rev B.
 - iv) The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Byre.

Main Issue

2. The main issue is whether or not the proposed development would preserve the setting of the Grade II Listed Westfield Farmhouse (the LB) and associated group of buildings.

Reasons

3. The LB comprises the farmhouse, which is an attractive two storey early 19th century rendered stone building with slate roof, facing but set back from the road. There are also a number of other buildings that currently or used to
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- relate to the farm and which are seen as being part of the group (the LB group) including the LB itself.
4. Due to the site's location within the general confines of the LB group, special attention has to be paid to preserving the setting of the LB and the LB group generally. That setting is characterised by the cluster of buildings, dominated by the LB, portraying a traditional farmstead surrounded by open fields on three sides and the road on the other.
 5. The proposed car port would be a modest sized timber structure with roof tiles to match The Byre, which is the existing single storey converted dwelling on the site. Those features would ensure that it would appear as a subservient feature on the site, ancillary to The Byre. The modest size and degree of separation from the Byre would also prevent the building from creating an undue sense of enclosure to the existing currently open garden area. Its position would enable the retention of a significant amount of the existing lawn.
 6. It would be located in a fairly exposed position in terms of the LB group in that it would be set back from and to the side of The Byre and immediately adjacent to the farm access drive. It would be clearly visible within the vista along that drive from the road in which various buildings are seen, albeit that the LB itself is set slightly further away to the north-west. It would also be seen to varying degrees from the other inhabited buildings within the LB group.
 7. Nevertheless, its subservient and ancillary appearance would ensure that it would not be a stark or incoherent form of development. Furthermore, there would be a good degree of separation from other buildings within the LB group, and from the LB itself that would be more than most. Additionally, it would be unlikely to obscure sight of most of those buildings to the west of the access drive any more than the existing Byre from the close approach to the site along the road from the east. From further away on that approach to the site, roadside vegetation would be likely to largely screen the proposal which if anything would only be glimpsed as an unobtrusive addition to the group. From the western approach along the road it would be seen more clearly but again not as a dominating feature in the context of the group generally.
 8. For the above reasons, the proposed development would preserve the setting of the LB and associated group of buildings. As such it would accord with Core policies 57 and 58 of the Wiltshire Core Strategy which together require a high standard of design in all new developments and the conservation of the historic environment. It would also accord with section 12 of the National Planning Policy Framework which relates to conserving and enhancing the historic environment.
 9. The Council has suggested four conditions that it considers would be appropriate were I minded to allow the appeal. I have considered these in the light of advice in the Government's Planning Practice Guidance and amended some of the wording.
 10. The standard time condition is required in this case and for the avoidance of doubt and in the interests of proper planning, a condition requiring that the development is carried out in accordance with the approved plans would also be required.

11. In the interests of preserving the setting of the LB group, a condition to ensure that the materials specified on the planning application form and proposed elevations drawing are adhered to would be necessary. Furthermore, in the interests of maintaining a sustainable form of development in respect of the setting of the LB group, residential amenity, highway safety and the planning policies pertaining to the area, a condition to ensure that the building would remain ancillary to the dwelling it relates to, The Byre, would be necessary.

Conclusion

12. For the above reasons, I conclude that the appeal should be allowed.

Andrew Dawe

INSPECTOR