

CASE OFFICER'S REPORT

Application Reference: 17/02125/FUL
Date of Inspection: 11/04/17
Date site notice posted: 11/04/17
Date of press notice: NA

POLICIES:

Planning (Listed Building and Conservation Areas) Act 1990

- Section 72: General duties of planning authorities (CONSERVATION AREAS)

National Planning Policy Framework (NPPF):

- Section 7: Requiring good design
- Section 12: Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS):

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 4: Spatial Strategy: Amesbury Community Area
- Core Policy 57: Ensuring high quality design and place shaping
- Core Policy 58: Ensuring the conservation of the historic environment

ISSUES:

Principle of development
Design, scale and siting
Impact on neighbour amenity

REPRESENTATIONS:

Parish Council: No objections
Third Party Representations: 1 letter received fully supporting the application

ASSESSMENT:

Site Description

Flint Chequer House is a newly built 2 storey detached dwelling located on the south side of Wylve Road in the village of Hanging Langford. The property has an enclosed rear garden which is level and laid to lawn. The property is located within the Conservation Area.

Site History

S/2004/1794 Four new dwellings and conversion of chapel to two bedroom dwelling Approve

Proposal

The application proposes to replace the existing ground floor window on the rear elevation with a pair of french doors and fill in the rear door.

Principle of development

Core Policy 1 and 2 of the adopted Wiltshire Core Strategy set out a settlement strategy and a delivery strategy. The policies categorise the application site as being within a “Small Village” where the Housing Policy Boundary defined by SDLP H16 has been removed and effectively the village is within the countryside. SDLP Policy H31 has been saved following the adoption of the WCS, and this policy allows extensions to dwellings in the countryside subject to the extensions being subservient in size, being of an in keeping character, being constructed from appropriate materials, and where the extension would not be capable of creating a separate dwelling.

Design, scale and siting

Core Policy 57 states “*a high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality*”.

The application is proposing to replace a window with a pair of French doors on the rear elevation of the property. The rear (east) elevation faces into the rear garden and the ground floor is not visible from the streetscene. It was noted on the site visit carried out by the case officer that the window had already been removed and the whole covered with tarpaulin. The location of the window and its screening from the wider area by the existing building and boundary treatments will not affect the character/setting of the conservation area.

The new French doors will match the other pair of doors in the northern half of the rear elevation in both style and materials. It is judged that this change will not be detrimental to the overall appearance of the existing dwelling.

The approved single doorway in the rear elevation as approved in 2004 has been removed and blocked up, infilled with Chilmark stone, this does not affect the overall appearance of the dwelling and also raises no concerns.

During the course of the application including the site visit the Officer established that the dwelling has not been built in accordance with the approved plans in terms of fenestration detail. The application as approved in 2004 included 2 large windows and one small window at first floor level on the rear elevation. Only the small window has been built, the other two larger windows have not been installed; the location of these windows is blank and filled with Chilmark stone to match the rest of the building. This was done during the construction phase and the windows have not been removed and infilled at a later date. The proposed rear elevation submitted with this application although not requesting permission for this does not include these first floor windows, therefore the proposed elevation as approved with this application supersedes the original plans and these first floor window cannot be installed at a later date without prior permission from the LPA.

Similarly the original application did not include a doorway into the rear elevation of the garage, this wall as approved was a blank wall. This doorway is shown on the submitted proposed elevations; although the application is not applying for this, as it is shown on the submitted plans the case officer has no concerns regarding this.

Impact on neighbour amenity

One letter of support has been received from the neighbour to the rear of the application site.

Flint Chequer House has other residential properties on all sides. The location and nature of the proposed development being replacing a window with a door on the rear elevation at ground floor

level is not considered to increase the existing levels of overlooking between neighbour properties and as such will not have an adverse impact on the amenity of neighbour dwellings.

Conclusion

The proposed replacement of a window with a pair of French doors and the blocking up of the rear doorway considered to be acceptable by virtue of its scale, design and materials, with no significant impact to neighbouring amenities, and it is therefore considered to be in accordance with Core Policies 1, 2, 4, 57 and 58 of the adopted Wiltshire Core Strategy, section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the aims of the NPPF.

RECOMMENDATION: Approve with 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application form received 27/03/2017

Location plan received 27/03/2017

Existing and proposed elevations received 20/04/2017

REASON: For the avoidance of doubt and in the interests of proper planning.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the east elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

4) The brickwork to be used around the new French doors shall match in material, colour and texture those around the existing windows and doors on the rear elevation of the existing building. The new French doors shall match in design and materials the existing French doors on the rear elevation.

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