BRIMBLE LEA

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Wiltshire Council
Development Management
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our Ref: 23021
Your Ref:

16th May 2023

Sent via the Planning Portal only

Dear Sir/ Madam,

RE: The Knapp, High Street, Sutton Veny, Wiltshire, BA12 7AW

Please find enclosed applications for *householder planning permission and listed building consent*, sent on behalf of our clients, ***Mr & Mrs Anson,*** for internal and external alterations to ***The Knapp, High Street, Sutton Veny, Wiltshire, BA12 7AW***, to include:

- ✓ *Internal alterations and re-configuration of parts of the ground-floor of the main house, including works to the boiler room/ store and attached fuel store building;*
- ✓ *Conversion of attached fuel store building into a utility room on the ground-floor with bedroom and ensuite above;*
- ✓ *Conversion of 2nd floor/ loft space into master bedroom, dressing room and en-suite bathroom, with associated internal alterations;*
- ✓ *Removal of internal wall in ground-floor office and blocking up of doorway;*
- ✓ *Fenestration alterations on the ground-floor (joinery to match existing);*
- ✓ *Extension of parapet wall on modern link extension and new wall and door openings.*

The following documents are provided to support this application:

- Completed Householder Planning & Listed Building Consent Application Form
- Covering Letter & Design, Access, Heritage & Planning Statement (23021)
- 23021-1 (Existing Plans)
- 23021-2 (Existing Elevations and Section)
- 23021-3 (Outbuildings - Existing Plans, Sections and Elevations)
- 23021-4 (Proposed Plans)
- 23021-5 (Proposed Elevations and Sections)
- 23021-6 (Proposed Site Plan)
- 23021-7 (Location Plan)
- Bat Survey Report (June 2023)
- Site Photographs (23021)
- EA Flood Map (23021)

The requisite application fee of £270.00, including the £64 Planning Portal fee, has been paid by the client directly via the Planning Portal.

DESIGN, ACCESS, HERITAGE & PLANNING STATEMENT



1.0 PLANNING POLICY CONTEXT:

Development Plan

1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 (as amended) require Local Planning Authorities to determine Planning Applications in accordance with the Development Plan unless material considerations indicate otherwise.

1.2 The Wiltshire Core Strategy (2015), policies:

- CP1 (Settlement Strategy)
- CP51 (Landscape)
- CP57 (Ensuring High Quality Design & Space Shaping)
- CP58 (Ensuring the Conservation of the Historic Environment)
- CP62 (Development Impacts on the Transport Network)
- CP67 (Flood Risk)

1.3 **National Planning Policy**

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide (January 2021)

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2.0 RELEVANT PLANNING HISTORY:

- **W/08/01871/LBC** - Demolition of lean-to entrance porch and link room, extension of dwelling into outbuilding together with general refurbishment – Approved 01/08/2008.

- **W/08/01857/FUL** – Demolition of lean-to entrance porch and link room, extension of dwelling into outbuilding together with general refurbishment – Approved 18/08/2008.

- **W/07/01664/FUL** – Formation of open-air swimming pool to the south of the tennis court within the area enclosed by the brick garden wall to the east of the principal garden – Approved 12/10/2007.

- **W/07/00815/FUL** – Conversion of existing two storey and single storey outbuilding into a dwelling annexe for ancillary use with the principle dwelling at The Knapp – Approved with conditions 21/08/2007.

- **W/07/00823/LBC** – Restoration, conversion and alterations to existing coach house and tack room to form a two storey and single storey annexe to dwelling for ancillary use with the principle dwelling at The Knapp – Approved with conditions 21/08/2007.

- **W/07/00590/LBC** - Demolition of existing lean-to entrance porch and breakfast area/ link to attached building, conversion of existing outbuilding to form kitchen with a single storey breakfast room extension and reconstruction of entrance porch and access to east end of house and internal alterations and refurbishment works to complete area of existing dwelling – Approved 17/04/2007.

- **W/07/00588/FUL** – Demolition of existing lean-to entrance porch and breakfast area/ link to attached building, conversion of existing outbuilding to form kitchen with a single storey breakfast room extension and reconstruction of entrance porch and access to east end of house and internal alterations and refurbishment works to complete area of existing dwelling – Approved 16/04/2007.

- **W/04/01544/LBC** – Replace lintels which have failed over the bay windows – Approved 24/09/2004.

3.0 PLANNING MERITS OF THE PROPOSED DEVELOPMENT:

Principle

3.1 The works proposed relate purely to internal and external alterations to an existing residential dwelling, with the new accommodation being used ancillary to the main house. The principle of development is therefore acceptable and complies with the provisions of Policy CP1 of the Wiltshire Core Strategy (2015).

Heritage Statement

3.2 This statement has been prepared having regard to Chapter 16 of the National Planning Policy Framework and associated Planning Practice Guidance, Policy CP58 in the adopted Local Plan, Historic England's Advice Note 12 and the Wiltshire Historic Environment Record.

Significance of the Heritage Asset:

3.3 The Knapp is a Grade II listed building and the official listing for the property, taken from Historic England's records, is set out below:

"THE KNAPP WITH STABLES WALLS AND FRONT GARDEN WALLS AND GATE PIERS: Detached house. Late C17, altered early C19. English garden wall bond brick, with stone quoins, tiled roof with coped verges, brick stacks. Two-storey, 4-windowed. Central 6-panelled door in moulded stone architrave with relieving arch, 1-light casement and tripartite sash to right, fixed window, tripartite sash and 4-pane sash to left. First floor has four 2-light casements. Right return has brick and stone external stack, 1-light attic casements. Left return has external stack, early C19 parallel range has 12-pane sash with cambered head with keystone, C20 single storey extensions. Rear has early C19 two-storey wing with 2-light casements and 12-pane sashes with flat arches and keystones, to left of rear is outshut with patio doors and 2 storey C20 bay. Stable attached to left return has blind rubble stone wall to front, stable door and 3-light casement to raised eaves of loft to rear, return has blocked opening to ground floor and double planked loft doors over, interior retains cast-iron and wooden loose boxes. Attached to front of house are rubble stone walls with pitched coping and ashlar panelled gate piers with moulded cappings and pineapples with acanthus leaves. Interior of house not accessible at time of survey (July 1985). Listing NGR: ST9009041856"

3.4 This Heritage Asset, being Grade II Listed, is considered to be of *MEDIUM* significance, and it should be noted that no interior survey of the building was carried out by Historic England at the time of the survey (July 1985).

3.5 The external and internal alterations proposed under these applications includes:

- ✓ *Internal alterations and re-configuration of parts of the ground-floor of the main house, including works to the boiler room/ store and attached fuel store building;*
- ✓ *Conversion of attached fuel store building into a utility room on the ground-floor with bedroom and ensuite above;*
- ✓ *Conversion of 2nd floor/ loft space into master bedroom, dressing room and en-suite bathroom, with associated internal alterations;*
- ✓ *Removal of internal wall in ground-floor office and blocking up of doorway;*
- ✓ *Fenestration alterations on the ground-floor (joinery to match existing);*
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3.6 The works proposed will not affect any other designed heritage assets, as they relate purely to modest internal and external alterations that will not be perceived from the High Street or any other listed buildings/ designated heritage assets.

Impact on the significance of the Heritage Asset:

3.7 The existing property has been altered and extended over the years, with a number of modern extensions and interventions, including a recent single storey side link extension (shown in the above photograph, painted white/ cream - built around circa 2008) and modern rear extensions (including two-storey bay extension) to the main house (see *'Site Photographs'* document provided). These modern extensions are referred to within the relevant planning history section above.

3.8 Many of the external alterations proposed are to the modern link extension, built circa 2008, with the inclusion of several fenestration alterations (with joinery to match existing), in addition to altering the extension to include a parapet wall extension (to match an existing parapet feature on the opposite side), which will enhance the visual appearance of the extension and the character and appearance of the wider listed building.

3.9 Currently the modern link extension detracts from the main house and causes drainage issues to several of the inter-connecting roof elements, so the steps proposed will enhance the significance of the heritage asset and secure its future long-term viability.

3.10 It is difficult to assess the impact on the significance of the internal parts/ features of the property, given that the Historic England survey in July 1985 did not include an internal survey.

3.11 The external alterations proposed to the fuel store/ fuel tank building look to add windows and doors into existing blocked-up openings, which will incorporate external joinery to match the existing house, with no rooflights proposed. The building itself is currently in a poor state of repair internally (see Site Photographs provided) and the proposed internal alterations will largely include the re-instatement of a floor on the upper part of the building, to allow the space to be sensitively sub-divided to create a downstairs utility room (where the applicants dogs will be kept) and an upstairs bedroom and modest en-suite bathroom, served via a new staircase with an internal partition. Any internal joinery and wall finishes proposed will match those used on the existing house.

3.12 No external alterations are proposed to the property to allow the attic space to be converted into additional living accommodation, and the internal alterations will match the internal finishes of the main house, retaining its integrity. As can be seen from the site photographs provided, the attic space lends itself well to being converted.

3.13 The proposed external alterations to the property are on the side facing the courtyard and on the rear elevations, and will therefore be screened from view from the High

Street by the existing stable building and outbuilding (located either-side of the access). No alterations are proposed to the front elevation of the property.

3.14 An internal modern wall is proposed for removal between the existing office and utility room on the ground-floor, to create a more usable office/ reception room. The utility room will be moved to the ground-floor of the fuel store building to be converted.

3.15 Having regard to the above assessment, the development will preserve the historic character, appearance and significance of the listed building, in accordance with the provisions of Policy CP58 of the Wiltshire Core Strategy (2015) and Part 16 of the NPPF.

Character & Appearance

3.16 Having regard to the assessment provided above, it is considered that the proposed internal and external alterations proposed will preserve the character and appearance of the existing listed building.

3.17 The development therefore accords with the provisions of Polices CP51 and CP57 of the Wiltshire Core Strategy (2015).

Residential Amenity

3.18 Given the siting, design and layout of the development proposed and the separation distances to the nearest neighbours, it is considered that the development will not create any adverse harm to the residential amenities of neighbours.

3.19 The future residential amenities of the occupiers of the dwelling will be significantly improved by the works. As such, the proposal complies with Policy CP57 of the Wiltshire Core Strategy (2015).

Highway Safety

3.20 The proposal includes no alterations to parking or access arrangements. Currently an existing outbuilding is used for parking vehicles (see Site Photographs and drawing 23021-3), with any additional vehicles parked within a private courtyard, which has adequate turning and access space, allowing vehicles to enter and leave in a forward gear.

3.21 The proposal will preserve highway and pedestrian safety in accordance with Policy CP62 of the Wiltshire Core Strategy (2015).

Flood Risk

3.22 The site is located within Flood Zone 1 (lowest flood risk) and the development will not pose a threat to flood risk as surface-water drainage has been suitably accounted for within the design and layout of the scheme. As such, the proposal complies with the provisions of Policy CP67 of the Wiltshire Core Strategy (2015).

Ecology

3.23 The proposal is supported by a *'Bat Survey Report'* (see relevant attachment), prepared by *Stark Ecology Ltd*, that concludes that:

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- Work to convert the loft space of The Knapp and the Annex to habitable accommodation will not result in impacts on roosting bats and no further surveys for them are recommended;

- No features which could be suitable to support roosting bats have been identified around windows or doors which are proposed for replacement. These elements of work will not result in impacts on roosting bats.

3.24 The proposal therefore complies with the provisions of Policies CP50 and CP51 of the Wiltshire Core Strategy (2015).

Community Infrastructure Levy (CIL)

3.25 The development proposed is not required to provide any CIL contributions, as the works relate purely to internal and external alterations/ conversion works of the existing property, with no extensions.

4.0 CONCLUSION:

4.1 The above assessment sets out how the development proposed complies with relevant material planning considerations, and I therefore trust that planning permission and listed building consent will be granted.

4.2 Should you have any further queries in respect of this proposal, please do not hesitate to contact me. Otherwise, I would be grateful if the allocated planning case officer could provide me with feedback after the consultation period has ended, and before a recommendation/decision is made.

Yours sincerely,

J. U'Dell

James U'Dell
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