Proposed removal of existing garden shed and replacement with two car garage

Highlands, Forest Lane, Upper Chute, SP11 9EL

Planning Statement

Application Site

The application site comprises of a detached 1960's brick bungalow on the western side of Forest Lane, Upper Chute, a village area of detached homes.

The property is not listed but does lie within the Upper Chute Conservation Area.

The street scene consists of properties of a multiple styles, ages and sizes, and they are all set back from the public road at different distances, thus forming a disorderly village scene.

Figure 1: Site Location Plan

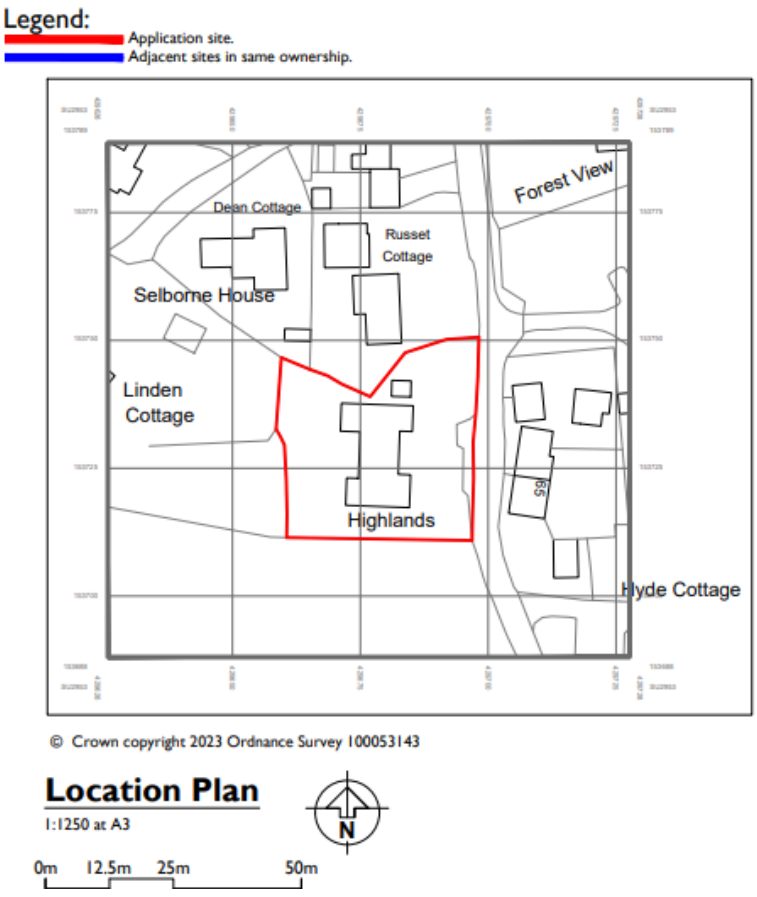


Figure 2 street scene photo:



Planning History:

Other than a Tree Removal in a Conservation Area application (15/01194/TCA), there is no planning history for this site available to see on the Council's register.

The Proposal:

The proposal is seeking householder planning permission for the removal of the existing garden shed (3.7m Long x 2.5m Wide) and replacement with 36 square metre two car garage.

The garage will be clad in weatherboard Swedish Redwood (Pinus Sylvestris). The window and door casements will be timber.



Existing Site Plan:
1:500 at A3



Proposed Site Plan:
1:500 at A3

Assessment

NPPF

A proposal for a development scheme that will involve the total or substantial demolition of an unlisted building in a conservation area that makes a positive contribution can be judged as causing substantial harm and will be assessed against the tests laid out in paragraph 133 of the NPPF. Where the building proposed for demolition makes a negative or neutral contribution to the conservation area the merit of the proposed replacement will be weighed against any loss or harm. Permission for demolition will only be granted once a suitable replacement has been accepted. A condition will be imposed on a planning permission granted, to ensure that demolition shall not take place until a contract for the carrying out of the development works has been made.

Each Conservation Area consists of a group or groups of buildings, trees, and landscapes in a particular setting. The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and will do so by maintaining strict management of development. Detailed guidelines for each Conservation Area and a description of the significance which it is desirable to conserve are contained in Conservation Area policy guidance, as required under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In assessing the contribution made by a particular building to a conservation area, reference will be made to the current relevant Historic England Guidance.

Wilthshire Core Strategy

The Wiltshire core strategy was adopted in 2015, and as such is the relevant policy document.

The site is located at the extreme end of the Upper Chute conservation area.

Therefore the relevant policies are:

Core policy 2 - delivery strategy
Core policy 51 – landscape
Core policy 57 - ensuring high quality design and place shaping
Core policy 58 - ensuring the conservation of the historic environment

These policies state that development in conservation areas should be designed within the context of the specific characteristics of the area, and should be sensitive to the individual and distinctive character of the conservation area and Wiltshire's historic market towns and villages.

However it does go on to say that the designation of a conservation area does not preclude the possibility of new development and the council is committed to working pragmatically with house owners to allow adaptations of buildings to reflect modern living requirements.

As the proposal includes the removal of an existing garden shed, and its replacement with a garage to be clad in weatherboard and conservation area appropriate timber casements for windows and doors, it is not considered that the proposal would have a detrimental harm on the host building, or the conservation area as a whole.

Conclusion:

Overall, it is considered that the proposal is fully compliant with the relevant policies as demonstrated above. We therefore see no reason for the council to reject this householder application in relation to the proposed scheme and kindly request for a timely decision to be made, in line with the guidance of the National Planning Policy Framework.

If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly.

Kind regards,

Studio Charrette