Planning Statement (including Heritage Statement and Water Management Statement) by **AddisonRees Planning Consultancy Ltd**

Description: Detached car port and workshop outbuilding, with ancillary floorspace above

Location: Long Close House, Long Close West, Downton, Salisbury, SP5 3HG

Applicant: Mr & Mrs Greville-Heygate

June 2023

1.0 Introduction:

1.1 This is a householder application for the construction of a detached ancillary outbuilding to existing residential property Long Close House in Downton, to consist of a triple car port, single garage and workshop area at ground floor level, with a first floor ancillary floorspace above.

1.2 As shown on the submitted plans, the proposed outbuilding would be sited to the south-east of the main dwelling, and would be accessed from the existing vehicular access of the Long Close West highway to the north.

2.0 Drawings and Plans/Technical Documents Submitted

2.1 The following has been provided for this application:

- HE-PL-01 C Location and Site Plan
- HE-PL-02.0 C Ground Floor Plans
- HE-PL-02.1 C First Floor Plans
- HE-PL-03.0 C Proposed Elevations
- HE-PL-0.31 C Proposed Elevations
- Planning Materials
- Planning Statement (including Heritage Statement and Water Management Statement)
- CIL Forms

3.0 Overview of Site and Background of Development

3.1 Long Close House is a grade II listed building that has been occupied by the same family for three generations. The property is located within the village of Downton, between the Long Close West highway to the north and the B3080 The Borough highway to the south.

3.2 The site consists of the existing detached residential property, and associated grounds. The property is a two storey dwelling which benefits from an existing private vehicular drive off the Long Close West highway to the north.

3.3 Long Close House is a 17th century dwelling that was subjected to a number of extensions in the 18th, 19th and 20th century. Planning permission was granted under application reference 20/02215/FUL for internal alterations, reconstruction of outbuilding, construction of single storey extension and alterations to boundary wall at the property.

3.4 The proposals seek to construct a timber clad ancillary outbuilding consisting of a triple carport and single garage and workshop, with ancillary storage above. The proposed outbuilding would provide suitable secure parking for the applicant's vehicles, together with a storage area for garden maintenance equipment, with the first floor providing a suitable ancillary storage space. The proposed outbuilding would be finished with cedar cladding above a brick plinth.

3.5 The site is located within a predominately residential area of the village, surrounded by residential properties to all sides. To the north-west of the site is a small commercial estate, with the village primary school further to the east of the site. The nature of the site can be appreciated in the aerial photo below.



3.6 The property is grade II listed, and the site is located within the Downton Conservation Area. The site is not located within the AONB or the Green Belt.

3.7 The proposals have been subject to a pre-application enquiry submission to the council, reference ENQ/2023/00040. The feedback from the council was generally positive, and their response will be discussed in the section below.

4.0 Policy Background

Principle

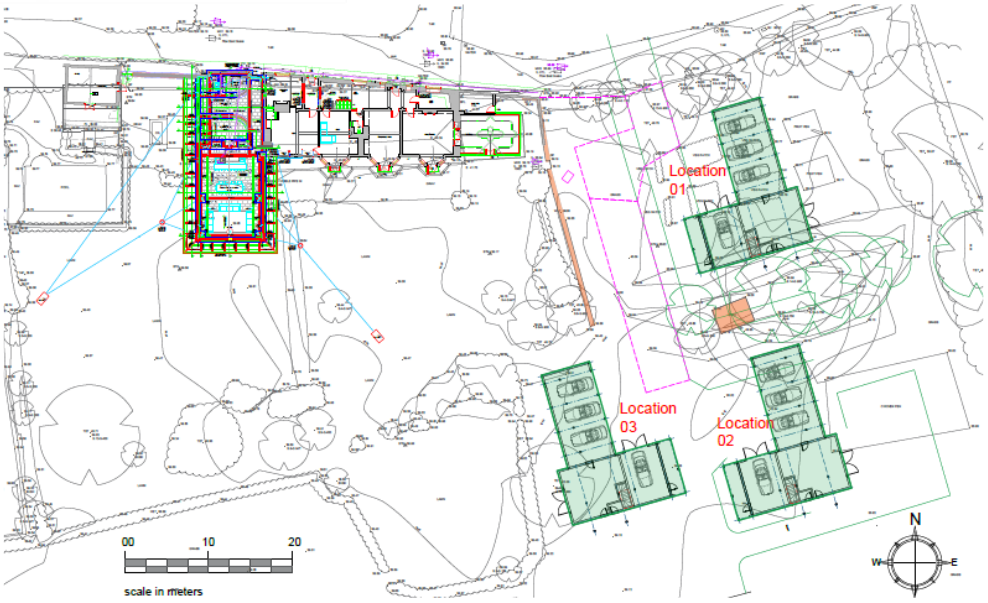
4.1 Part 38 (6) of the Planning Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 The development plan comprises of the Wiltshire Core Strategy together with the Downton Parish Neighbourhood Plan, which is currently under review.

4.3 The site falls within the defined settlement boundary of Downton, in a predominately residential setting. This application seeks permission for an ancillary domestic outbuilding within the established residential curtilage, as approved under previous application 20/02215/FUL, of an existing dwelling. The principle of development is therefore acceptable in accordance with the development plan.

4.4 As above, the proposals have been subject to a pre-application enquiry submission with the council, reference ENQ/2023/00040. The 'summary' of the response from the council was that *"The proposal is likely to gain officer support subject to the final proposed position and overall design finish."*

4.5 Following the initial response from the council on the pre-application enquiry submission, an additional submission was made in order to respond to a number of the points raised. This also included setting out alternative locations for the siting of the proposed outbuilding, and why such locations had been ruled out. A copy of the plan extract for the alternative locations can be seen below.



4.6 Location 1 was ruled out due to the following issues:

1. Neighbours on the Long Close West road would object vigorously due to proximity of their properties.
2. There is insufficient space at the front of the building to accommodate a new gate position leading onto Long Close West, as recommended and also provide a parking area in front of the new building.
3. This location has a many trees to north and south of the site, many would need to be removed to allow for a new building.
4. This position would be highly prominent from the public highway to the north.

4.7 Similarly, Location 3 was rejected because of the following issues:

1. The building will be directly visible from the house – the landscape concept around the house is to have undisturbed views of both a formal garden with a backdrop of a more natural landscape. A prominent view of a building would be in direct conflict with this concept.
2. Proximity to existing trees that need to be preserved would be undesirable.
3. This position does not define the edges, or corner of the more formal garden area.
4. The siting would impinge on the setting of the main house and impact on the significance of the listed building.

4.8 Location 2 was chosen at pre-application stage because of the following points:

1. The building utilises an existing drive space that has been used by the house for many years.
2. It defines the corner of the more formal garden acting as a fulcrum in the landscape and particularly from views from the south.
3. It does not involve the removal of any trees and or existing habitat. Generally, a low impact solution.
4. It allows the driveway to be developed as part of the garden with new trees and access to the wild garden and vegetable garden area. These spaces will contract against the large lawn to the rear of the house forming a more intimate garden designed for contemplation and reflection. Having this garden close to the main house is very important.
5. The siting utilises the existing hardstanding area that has been used most recently as the

construction compound for the house extension/renovations
6. The siting ensures the amenity of neighbouring properties is retained.

4.9 The planning officer's response to the additional submission included the below, with comments provided where necessary:

"I have liaised with Conservation and they have confirmed that the impact on trees would be a strong consideration when being swayed in respect of a choice. The existing trees contribute positively to the CA so would want to see trees retained."

- As per the above site location assessment, the proposed siting of the outbuilding avoids the need to remove or prune back any existing tree on or around the site. It is agreed that these existing trees positively contribute to the character and appearance of the conservation area, and as such this was a significant consideration in the positioning of the proposed outbuilding.

"They did also highlight that any further reductions in massing would be beneficial."

- The proposals were reduced in size and scale from those originally submitted as part of the pre-application enquiry, including a reduction in building footprint and overall height of the building.

"I agree that location one would be too prominent upon the streetscene."

- The prominence of Location 1 was one of the reasons that position was ruled out.

"Perhaps a position between option 2 and 3 could be considered. Allowing a greater distance from any trees than option three and still retaining the corner of the formal garden? But relocating option two slightly closer towards option three to allow a closer knit relationship with the access and edge of the formal garden area to allow for the position to not appear so isolated."

- These comments have been taken on board, with the position of the proposed building moved in between the previously informally proposed locations 2 and 3. This position retains the existing trees and formal garden area, and allows for the outbuilding to be seen in closer relationship to the main house, without negatively impinging on the setting of the listed building.

4.10 The proposed detached outbuilding, consisting of a triple car port and single garage and workshop, with ancillary storage space above is commensurate in size to the existing detached house and plot it would serve, and would be for ancillary domestic purposes only, namely the secure parking of the applicant's vehicles; the storage of garden maintenance equipment and the provision of a suitable storage space above. Despite the size of the existing house and associated curtilage, there is no current practical or substantial outbuilding that serves / is associated with the dwelling. The proposed outbuilding would not be readily capable of conversion to residential accommodation, given the proposed size, finish and restricted first floor of such. The proposed outbuilding would be substantially smaller than the existing house, with a lower ridge height and building footprint. The proposals have been sympathetically designed to harmonise with the surrounding built and natural environment.

4.11 The proposed outbuilding has been sympathetically designed by 'The Classic Barn Company' to constitute a high-quality domestic outbuilding that both harmonises and compliments the main house and its setting. The proposed outbuilding would be finished with cedar cladding above a brick plinth, with a roof covering to match that of the main house as closely as possible in appearance.

Such finishes are suitable and complimentary to the semi-rural location, and would represent a suitable, high-quality outbuilding that complimented the main house. The size of the proposed outbuilding would not be excessive when compared to the overall size of the plot and the associated main house. The council's pre-application response confirmed that *"The overall design and use of materials are welcomed and is considered to be sympathetic to the Heritage asset and its setting."*

4.12 Given the domestic scale and traditional, sympathetic finish of the proposed outbuilding, the proposals would not have any detrimental impact on the surrounding built character of the area, and would represent a high-quality development design. With regards to visual amenity, the proposed outbuilding would not be highly visible to the public highway. Given the predominately residential nature of the surrounding area and the proposed design and use of materials, together with the limited wider views of the site for the outbuilding from outside of the property, the proposals would not have a detrimental impact on the street scene such as it is or wider public views, in accordance with Policy 57.

4.13 The proposed outbuilding would be seen in in association with the larger main house, albeit set behind such, and against the backdrop of the adjoining landscaping. This would help limit the encroachment of built development, whilst ensuring that the outbuilding appropriately relates to the main dwelling, being an ancillary and subservient residential building. The siting of the outbuilding would retain the existing vehicular access off the Long Close West highway to the north, and being set on the existing hardstanding area, would create the ability for vehicles to enter the site and park a number of vehicles off the public highway – as has been the case with the construction vehicles associated with the recently approved extension works at the property. Given the nature of the proposals; the proximity to the main house; and the restricted height and scale of the first-floor storage area; there is no reasonable prospect of the proposed replacement outbuilding being utilised for any purpose other than ancillary and incidental to the main house. In any case, as is the case with the majority of new outbuildings, their use can be suitably controlled by way of condition.

4.14 The proposed outbuilding incorporates suitable glazing in order to benefit from passive solar gain into the first floor space, and reduce the reliance on artificial heating a lighting. The predominately open nature of the ground floor element ensures that the physical bulk of the proposed building is minimised.

4.15 By virtue of its position; separation distances; and existing retained landscaped boundaries, coupled with the scale and design of the proposals, it is not considered that the proposed outbuilding would have any discernible impact on neighbouring amenity in terms of loss of sunlight/daylight, overshadowing, overbearing impact or loss of privacy. The proposed outbuilding would be located approximately 40m from the neighbouring property to the nearest neighbouring property to the south, which at such distances, and given the established boundary landscaping, would not impact on the amenity of this or any other neighbouring property's amenity in terms of loss of light or privacy. As such, the proposed development is not harmful to neighbouring amenity and would complement the established surrounding residential land uses, in accordance with Policy 57.

4.16 Given the internal layout of the existing house, there is no practical storage space within the house that would not compromise the accommodation. The opportunity is taken therefore, to include this as a single outbuilding, above the proposed car port, and garage/workshop. The proposals have been incorporated into a single outbuilding, in order to avoid the need for multiple outbuildings within the grounds, with the minimal headroom provided in the central part of the

building, as shown on the section plans. Notably the first floor element is restricted to just part of the outbuilding.

5.0 Access and Highways

5.1 The proposed ancillary outbuilding would be served by the existing vehicular access drive off the Low Close West public highway to the north. No alterations to this existing access are proposed as part of this application, as any such alterations would be considered to the detriment of the setting of the listed building.

5.2 The proposed outbuilding would be sited on the existing hardstanding area that has been used for the parking of construction traffic in association with the recently approved extensions and alterations to the property. As shown on the submitted plans, vehicles would be able to turn on-site and leave in a forward gear.

5.3 The proposals would not result in any reasonable increase in vehicular traffic to and from the property. Furthermore, the proposals seek to provide suitable secure covered parking facilities for the applicant's vehicles and bicycles, and would allow the installation of an electric vehicular charging point, in accordance with Policy 61.

5.4 The proposed development would not have an adverse impact upon the surrounding highway network; generate significant levels of vehicular movement; or result in any harm to highway safety.

6.0 Landscape and Biodiversity

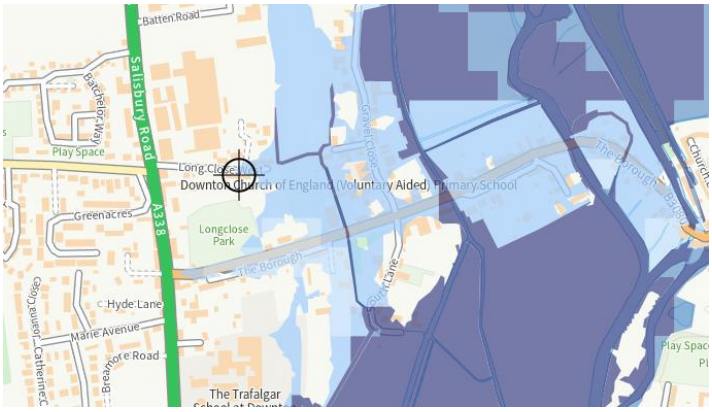
6.1 The proposed replacement outbuilding would be set on existing hardstanding and closely kept lawn within the existing residential garden, and would not require the removal of any existing landscape feature. Existing landscape features, including the site perimeter hedgerows and in-site trees, are to be unaffected by the proposed development, which is to be sited on the existing hardstanding area that has been used as a construction compound and site operative parking area.

6.2 As can be seen in the aerial photograph below, the site for the proposed outbuilding is on the existing hardstanding area to the south-east of the main house, which looks to have been the construction compound and site operative parking area associated with the development at the property approved under application 20/02215/FUL. As such, the site does not provide suitable ecological habitat. The proposals would not pose any threat to any ecological habitat, and can lead to an enhancement in on-site ecological habitat through the provision of a bat box on the west elevation of the proposed outbuilding, in accordance with Policy 50.

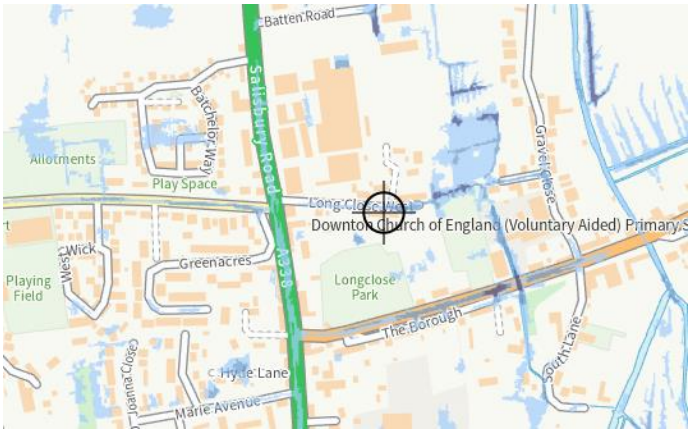


7.0 Water Management Statement

7.1 The site is not located within any designated high or medium flood risk zone as shown on the EA mapping system, extracts below. Indeed, the existing hardstanding area where the outbuilding would be sited is located out of identified flooding area from the River Avon to the east, as can be appreciated in the undertaken Strategic Flood Risk Assessment for the area. A water butt will be installed to collect run-off from the roof, for reuse in the garden area, with overflow to soakaway within the site. The proposals have minimal water usage or foul water implications, and would connect to the existing drainage facilities serving the main house, which has more than adequate capacity for any such minimal increased loads.



Rivers



Surface Water

8.0 Heritage Statement

8.1 The associated main house is a grade II listed building, with the site also within the Downton Conservation Area.

8.2 The listed for Long Close House is as below:

Listing Entry Number: 1355692

Date first listed: 23 March 1960

Detached house. Mid C17, north addition c.1840, south side rebuilt c.1890. Plastered chalk, English bond brick to rear, Welsh slate roof, brick stacks. C17 range with paralled C19 addition and bay to east. 2-storey, 5 window front. 6-panelled door in panelled reveals with fanlight and porch to left, to left is 3-light 8-pane sash with keystone, to either side is single 8-pane sash and to right are two 3-light sashes and a 6-panelled door in beaded case with flat wooden hood on cast-iron brackets. Facade divided by pilasters and plat band to first floor. First floor has three 2- light casements and a single 4-pane sash and a pair of sashes. Left return has fixed window to first floor. Rear is in English bond brick, three 2-storey canted bays with segmental-headed sashes and hipped slate roofs, between are 2-light casements and 16-pane flush sashes. Interior has good mid C19 stairs in front extension with barley- twist carved balusters, wood panelled ceiling. Rear range has chamfered beams with ogee and jewelled stops. Reset early C17 fireplace surround in east room had arabesque carving, probably from the Market Place, Salisbury. First floor has some partly exposed timber-framed partition. Attached to east gable is late C19 glass conservatory with round-arched leaded windows, fan-laid mosaic floor and cresting to roof; by Messenger and Company of Loughborough, named on door handle. (Unpublished records of RCHM (England), Salisbury).

8.3 Based on the listed, it is clear the property is listed for its age and architectural details, rather than specifically for its setting or association with the surrounding land.

8.4 The proposed outbuilding would not have any impact on the historical fabric or form of the listed main house. Whilst associated with the main house, given the design and siting of the proposed ancillary outbuilding, it would not visually compete with, or be readily seen from any public viewpoint, in association with the main house. As such, it is not considered that the proposal would harm the significance of the listed building.

8.5 The proposed ancillary outbuilding would not be readily visible from outside of the property, or from either public highway to the north or south of the site. The proposed outbuilding is considered a high-quality design and finish that is not untypical for such ancillary residential outbuildings, and therefore it is considered that the proposal would not harm the appearance or character of the conservation area. The 'key characteristics' of the Downtown Conservation Area, as set out in the neighbourhood plan, are all retained and unaffected by the proposed development.

8.6 The council's conservation officer made the following comments on the submitted pre-application enquiry: *"I have no objection to the proposed building. It is of a traditional barn character and arranged in a L-shape and would appear to utilise an existing access and drive. Providing that it is constructed in attractive traditional materials, I consider it would not harm the setting of the listed house nor the Downton CA. The proposals would be in accordance with Sections 66 and 72 of the Planning (LBCA) Act 1990, CP58 and CP57."*

8.7 The proposals are therefore considered to be in accordance with policies 57 and 58 of the Core Strategy, and policies LC1 and LC2 of the neighbourhood plan.

9.0 Conclusion

9.1 The proposals seek to construct an ancillary outbuilding to provide suitable secure parking of vehicles; storage for garden maintenance equipment; with ancillary storage above, within the grounds of the existing residential property.

9.2 The proposed development would deliver a high quality designed built environment that harmonises with the surrounding built and natural development, and preserves the setting and significance of the local heritage assets. The scheme would not have an adverse impact upon the surrounding highway; neighbouring amenity; drainage / flooding or ecology conditions.

9.3 The proposed development accords with policies contained in the development plan, and is considered to represent sustainable development as defined in the Framework. The proposals have been subject to positive pre-application discussions with the council.