Wiltshire Council

Wiltshire Council Planning Consultation Response

7 July 2023

Officer's Name:Sarah Hill
Officer's Title: Planning Officer

Jocelyn Sage
Senior Conservation Officer
Wiltshire Council Conservation (South and West - part)

Application No: **PL/2023/05499 (LBC) and PL.2023.05283 (FUL)**
Erection of single storey rear extension, removal of external balcony stairs, erection of new flat roofed dormer to first floor bedroom and erection of detached garden room.
1 Mount Pleasant, Water Street, Berwick St John, Shaftesbury, SP7 0HR

Please find following comments in respect of the above application(s).

Recommendations:

	No comment
	Support in principle subject to amendments to the scheme (as set out below)
	Support subject to conditions (as set out below)
	Object (for reasons set out below)
	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a

manner appropriate to their significance." It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered:

The applicant's agent has stated that the building is listed although it does not appear on the HE mapping, nor ours.

I wonder at the evidence for this? Looking at the historic mapping, the building is not on the Wiltshire tithe map and so clearly post 1840. As such, the listing of such a 'late' building is unlikely unless there was something exceptional about it.

I suspect the building is NOT listed (upvc windows and extensive extensions are unlikely to have been supported by a previous CO).

The site is within the Berwick St John conservation area.

Proposal:

Number 1 is one half of a semi-detached pair.

The proposal is for a single storey rear extension. It would have a flat roof with a large lantern light. It would be located in an angle at the rear but would project beyond the side elevation of the house. A new staircase would be required, to the side of the house, to access the existing balcony.

In addition, a new flat-roofed dormer is proposed on the rear slope of the existing roof to enable the provision of an en-suite to bedroom 1.

In respect of existing materials, the original house is painted stone, it has a clay tile roof and an existing flat roofed dormer which is clay tile hung. The rear flat roofed extension is timber clad and the side extension is painted render. As such, I have no objection to timber clad walls for the proposed rear extension. The new dormer is proposed to match the existing.

Also proposed is a detached 'garden room' set against the south-west garden boundary. This would be rectangular with a flat roof and clad in timber (as per the house extension).

Issues: impact on the listed building, impact on the setting of neighbouring listed buildings, impact on the conservation area.

As previously stated, I do not believe this is a listed building but it is within the CA.

Information considered/provided: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. The current statement incorporates some analysis of the impacts and refers to 'neighbouring heritage assets' but does not specifically refer to the conservation area. As such, there is no specific assessment of how the proposals impact on the character of this part of the CA.

Nonetheless paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment:

In view of the siting of the semi-detached pair, being set back from Water Street and in an elevated position, I do not consider that the proposals would impact on the character of the CA being discreetly located, largely to the rear of the house.

In respect of the proposed detached garden room, this would have a utilitarian appearance, appropriate to outbuildings and would not be visually prominent.

Summary & conclusion:

The impact of the proposals on heritage assets are considered to be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

The proposals are thus considered to be in accordance with Section 72 of the Planning LBCA Act 1990 as well as core policy 58.