RCC TOWN PLANNING CONSULTANCY



Site: 14-15 The Well House, Union Street, Ramsbury, Wiltshire, SN8 2PR

Proposal: Two storey rear and side extensions. Insertion of three dormer windows in south facing main roof slope and minor alterations to fenestration (resubmission of PL/2023/00247 with amended design).

On behalf of: Mr & Mrs Paravicini

Date of Issue: July 2023

RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

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1.0 INTRODUCTION

1.1 This statement has been prepared on behalf of the applicants, Mr & Mrs Paravicini, to support this householder planning application for 'Two storey rear and side extensions. Insertion of three dormer windows in south facing main roof slope and minor alterations to fenestration' at 14-15 The Well House, Union Street, Ramsbury, Wiltshire, SN8 2PR.

1.2 The application follows the refusal of an application at the site earlier this year for 'Removal of 2 windows in the front elevation and rear conservatory. Two storey rear and side extension with addition of three dormer roof windows on the south facing roof slope' under application reference: PL/2023/00247. To address the Council's concerns with the original scheme, this application proposes amendments to the size and design of the side extension and proposed dormer windows.

1.3 This statement will set out the background to the proposal and examine how the proposed development relates to the site and its context. The statement will also provide justification for the development having regard to the national and local planning policy context. It should be read in conjunction with the accompanying Heritage Impact Assessment Report by HPS Professional Archaeological Services and will specifically address any impacts of the proposals on heritage assets.

2.0 SITE CONTEXT

2.1 This application relates to 14-15 The Well House (thereafter referred to as The Well House), a residential dwelling located on Union Street in the village of Ramsbury, Wiltshire. Ramsbury is a large village located toward the eastern edge of the county, approximately 4.5 miles from the town of Hungerford in Berkshire to the east and 5.5 miles from the Wiltshire market town of Marlborough to the west.

2.2 The application site is located on the western side of Union Street, an old lane which runs steeply from north – south through the village, just to the east of its historical core. Union Street is on the eastern edge of the designated village Conservation Area, the adopted Conservation Area Statement recording that Union Street is '*distinctive because of the relationship between buildings and landform. To the west the buildings are mostly level with the road, whereas to the eastern side there is a substantial bank and the buildings sit much higher. Views up and down the street are contained*'. Extract from Ramsbury Conservation Area Statement June 2003. The location of the application site within Union Street is illustrated at Figure 1 below.

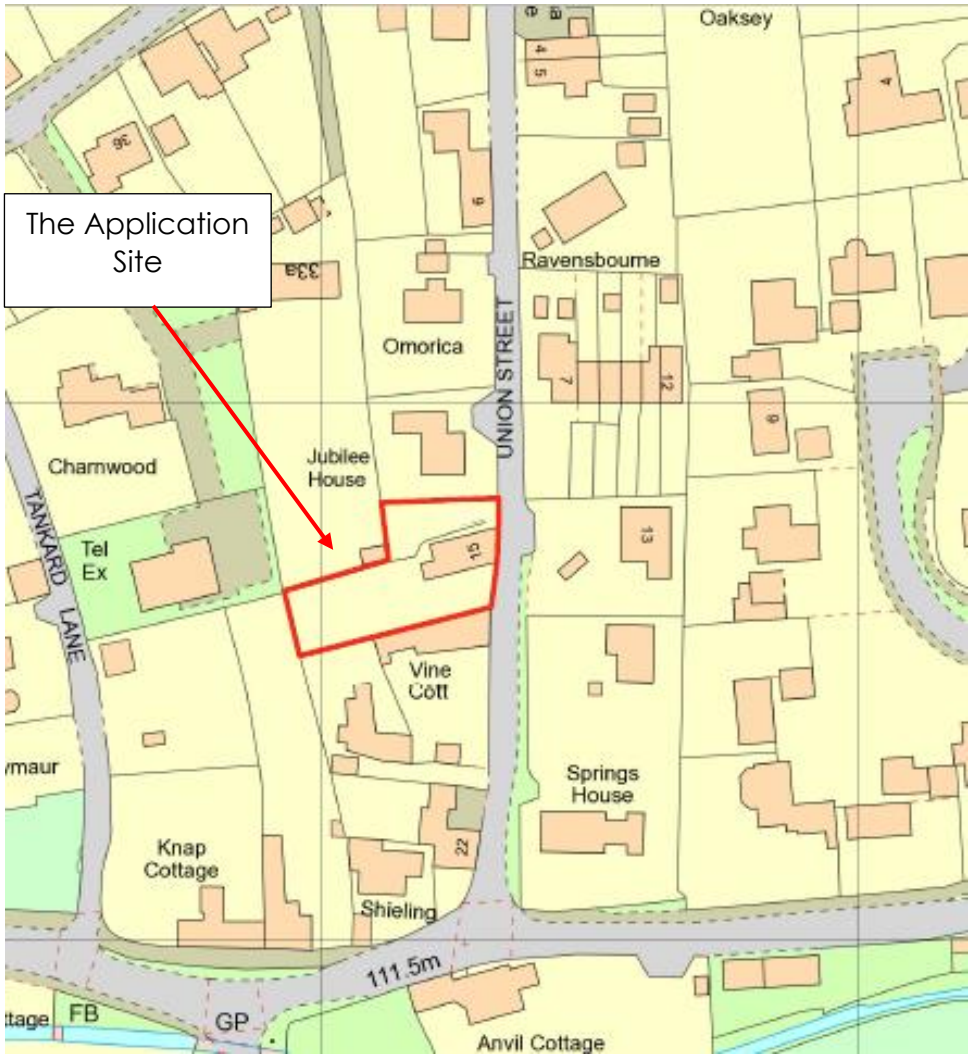

Figure 1 – Application site and immediate context within Union Street.

2.3 The Well House is situated on a plot which cartographic resources suggest was developed by 1778, therefore has potential to hold heritage significance. The Well House is identified in the Ramsbury Conservation Area Statement as a significant unlisted building and the Council considered the building as an undesignated heritage asset under the assessment of the previous application at the site (application reference: PL/2023/00247).

2.4 The application site extends west south-west from Union Street and comprises the residential dwelling 14-15 The Well House and its curtilage. The plot was extended in recent history to include land to the north of the dwelling. The extent of the revised curtilage to The Well House which forms the application site is illustrated at Figure 2 below (outlined in red).



Figure 2 – Red boundary illustrates application site extent.

2.5 The Well House consists of a two-storey building with red brick and flint panelled elevations under a pitched clay tiled roof, which is hipped away from the Union Street elevation. The dwelling is sited perpendicular to Union Street and displays a broadly rectangular plan form, with a modern single storey aluminium conservatory addition to its western elevation.



Figure 3 – Photographs of south facing (LHS) and north facing (RHS) elevations of The Well House taken from Union Street adjacent to site.

2.6 The Heritage Impact Assessment Report which accompanies this application, records that the dwelling displays the basic form and materials of a late 18th/ early 19th century structure, albeit has been subject to much alteration. Referencing the evolution of the building on the site, the report notes; '*Whilst on a similar footprint and alignment, the 18th century building is likely to have been a workshop and a dwelling. By 1839 the building had been converted into 2 workers cottages'*. It goes on to record that*; 'Evidence in the east elevation suggests that the 18th century workshop was enlarged to the north on perhaps two occasions, most likely in line with the development of the site to create a row of terraced properties between 1778 and 1839.'* The Heritage Impact Assessment Report confirms that alterations to the orientation of the chimney stacks visible upon inspection of the attic interior, supports the suggestion that the building has previously been extended to the north.

2.7 The Well House is located within the built envelope of the village and sited within a residential context (please refer to Figure 1). To south the site borders Vine Cottage, a grade II listed thatched cottage. Vine Cottage is set into the steep slope of Union Street, with its principal elevation facing south and a low thatched roof forming the north elevation which forms the boundary with the application site. Although separated by only approximately 7m from The Well House, the inclining land levels on Union Street are such that the first floor of The Well House overlooks the roofline of Vine Cottage. The photograph at Figure 4 below illustrates the relationship between the two properties.



Figure 4 – Photograph taken looking east, back toward the western elevation of The Well House, illustrating the relationship with the northern elevation of Vine Cottage.

2.8 To the west the application site borders the far extent of the garden of Knap House, a grade II listed building located on Scholard's Lane, the property itself more than 70 metres from the application site and sharing no intervisibility or meaningful relationship with The Well House.

2.9 As referred at paragraph 2.4 of this statement, in recent years the application site extent has increased to the north to include a parcel of land which previously belonged to the adjacent modern dwelling, Jubilee House. Prior to this, the northern extent of the curtilage of The Well House was closely associated with the footprint of the building, allowing only for a gated pedestrian access running tightly to the northern side of the building. An outbuilding which previously resided on this extended area has since been removed from the land and vegetation cleared.

2.10 The residential property Sunny Bank is located on the opposite side of Union Street to the application site. Sunny Bank is a modern dwelling, which sits in an elevated position to Union Street. It has undergone significant change in recent years with substantial groundworks and incursion into the bank to facilitate the creation of off-street parking and underground garaging at the front of the site, which is clearly visible from Union Street.

2.11 Historically, The Well House was not served by allocated parking facilities. In the past, one small vehicle could park parallel to the street to the immediate north of the application site, however this land did not fall within the ownership of The Well House. Since the plot has been extended to the north and the land cleared, there is sufficient space to park one vehicle off road.

2.12 The application site itself along with the rest of the village and wider area is washed over by the North Wessex Downs Area of Outstanding Natural Beauty designation. However, being located within the built envelope of the village and sited on Union Street, where the Conservation Areas Statement notes that '*views up and down the street are contained*', the application site does not have any strong association with the wider countryside.

2.13 As previously referred to within this statement, the application site falls within the Ramsbury Conservation Area and is adjacent to a grade II listed building, Vine Cottage, both designated heritage assets. The Well House itself is considered to represent an un-designated heritage asset. Aside from this, the site is not covered by any other landscape, heritage or Tree Preservation Orders and with respect of flooding, the land falls within Flood Zone 1 (lowest risk).

3.0 PLANNING HISTORY

3.1 The application site was subject to a previous application considered of direct relevance to this proposal. Application reference PL/2023/00247 for: 'Removal of two windows in front elevation and rear conservatory. Two storey rear and side extension with addition of 3 dormer roof windows on the south facing roof slope' was refused by the Council on the 8th March 2023.

3.2 The reasons for refusal as listed on the decision notice state:

1. 'The two storey side extension, resulting in an L-shaped dwelling, would not relate to the historic linear form of The Well House and with the double plan roofscape with the central flat roof it would not relate well to the host building which has a simple traditional pitch with a central ridge. The extensions would appear heavy in the street scene with an unduly deep roof and would be dominated by two large dormers so as to harm the character and appearance and thus the aesthetic value of Well House, as well as the character and appearance of the Ramsbury Conservation Area, contrary to Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy.

For the purposes of national policy, the level of harm to the significance of Ramsbury Conservation Area has been assessed as 'less than substantial'. In the absence of public benefits to outweigh that harm and to balance against the harm to the heritage significance of Well House, the development would also be contrary to the advice of the National Planning Policy Framework.

2. The three dormer windows would dominate the roof form on the front elevation of the dwelling and would be out of keeping with the simple and uncluttered roof form of the building, resulting in a top-heavy appearance that is at odds with the modest and simple linear form of the house, causing harm to the heritage significance of Well House and in turn the character and appearance of the Ramsbury Conservation Area. In addition, the dormer windows, at height above the very low thatched eaves of the neighbouring grade II listed Vine Cottage would have a dominating effect that would impact on the setting of Vine Cottage so as to harm its heritage significance.

For the purposes of national policy, the level of harm to the significance of Ramsbury Conservation Area and Vine Cottage has been assessed as 'less than substantial'. In the absence of public benefits to outweigh that harm, and to balance against the harm to the heritage significance of Well House, the development would also be contrary to the advice of the National Planning Policy Framework.

3.3 A tree works notice was approved at the site under application reference: PL/2023/00331 on the 22nd May 2023 for works to include; the felling of one

Lawson Cypress and one Silver Birch Tree and works to an Ash Tree and Holly Trees, all located between The Well House and Jubilee House to the north.

4.0 PLANNING POLICY

4.1 The main planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2011-2026 (WCS).

4.2 At national level policy is contained within the National Planning Policy Framework 2021 (NPPF) and the accompanying guidance within the National Planning Policy Guidance (NPPG).

4.3 The site falls within the parish of Ramsbury which has yet to be designated as part of any Neighbourhood Plan Area.

4.4 Wiltshire Council publication Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy sets out residential parking standards.

4.5 The Planning Listed Building and Conservation Areas Act 1990 at section 66(1) requires that in considering whether to grant planning permission for development which affects a listed building or its setting, Council's must have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic features which it possesses. Section 72 of the Act requires that Council's must pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

4.6 Additional heritage policy guidance is contained within the Ramsbury Conservation Area Statement (June 2003). Good practice advice notes published by Historic England entitled 'Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Making Changes to Heritage Assets' (2016) can be used to aid any assessment of the heritage significance of the site and its surroundings.

4.7 The key policies of relevance are set out in the associated tables:

WILTSHIRE CORE STRATEGY

Policy	Title
CP1	Settlement Strategy
CP2	Delivery Strategy
CP14	Marlborough Community Area
CP57	Ensuring High Quality Design and Place Shaping
CP58	Ensuring the Conservation of the Historic Environment
CP62	Development Impacts on the Transport Network
CP64	Demand Management
CP67	Flood Risk

NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
9	Promoting sustainable transport
12	Achieving well-designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

5.0 PLANNING ASSESSMENT

5.1 The key issues are considered to be:

- The Principle of Development
- Heritage Impacts to include impact on surrounding Conservation Area, impact on heritage significance of host building and on setting of adjacent Listed Building.
- Highway safety, and
- Residential amenity

5.2 These will be considered in turn below.

Principle of Development

5.3 The application site falls within the defined limits of development (LOD) of the village of Ramsbury, identified as a large village as set out within CP1 (Settlement Strategy) of the WCS. CP2 (Delivery Strategy) sets out a presumption in favour of sustainable development on sites within the LOD of large villages, such as Ramsbury.

5.4 Minor development to improve and extend facilities in association with an established residential dwelling falls to be assessed primarily against CP57 (Ensuring High Quality Design and Place Shaping) of the WCS, along with any relevant site-specific policies, which in this instance include those affecting the setting of heritage assets, covered by CP58 (Ensuring the Conservation of the Historic Environment). These issues will be examined below.

Heritage Impacts

5.5 The potential for the proposed development to affect heritage assets is one of the key considerations of this application and was the reason behind the Council's opposition to the previous proposal on the site.

5.6 The Well House is located within the Ramsbury Conservation Area, and is adjacent to the grade II listed Vine Cottage, both designated heritage assets. Cartographic resources suggest that the application site itself was developed by 1778 and whilst the site has been subject to extensive alteration since this time, holds potential for heritage significance. The Well House is identified as a significant unlisted building in Ramsbury Conservation Area Statement and was considered by the Council as constituting an undesignated heritage asset in their consideration of the previous application on the site determined earlier this year. As such development at the application site has potential to impact both designated and undesignated heritage assets.

5.7 CP58 (Ensuring the Conservation of the Historic Environment) requires development to protect, conserve and where possible enhance the historic environment. It states that designated heritage assets (a term which supporting text stipulates includes non-designated heritage assets in context of this policy)

and their settings should be conserved and where appropriate enhanced in a manner appropriate to their significance. CP58 outlines those 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.

5.8 This proposal is in effect a resubmission of a previous scheme refused by the Council earlier this year, but with an amended design. The scheme comprises the removal of an existing rear conservatory and replacement with two storey side extension, addition of a rear extension providing accommodation on two floors, and insertion of three dormer windows in the south facing main roof slope, along with other minor alterations to fenestration.

5.9 The Council raised no objections to the removal of the existing modern conservatory and replacement with rear (we consider side) extension to the west elevation of the property. The officer report recording:

'The rear wall of the building is not obviously a historical feature and does not contribute to the aesthetic value of the house. The rear extension on its own would not be prominent when viewed from Union Street and with matching flint and brickwork in the principal south elevation it would not impact on the value or significance of the building' (para 9.3.1 officer report to PL/2023/00247).

The Heritage Assessment accompanying this application comments that:

'the basic structure (of the aluminium conservatory) is incongruous and harmful to the character of the project site, although the location of the structure means it is largely hidden from wider view'.

5.10 This element of the proposal is unchanged from the previous application, and it follows that the same conclusions should be reached here. In view of the conclusions from both the Council and the Heritage Impact Assessment Report, which find the removal of the existing conservatory and replacement side extension acceptable with regard to heritage impacts, this statement will not discuss the heritage implications of the side extension in any further detail.

5.11 Turning now to the proposed rear extension to the north of the building (the council refer to this as a side extension) and the proposals for the insertion of three dormers windows in the south facing main roof slope of the dwelling, the Council set out their concerns to these elements under application reference: PL/2023/00247 within two refusal reasons, the first of which stated:

'The two storey side extension, resulting in an L-shaped dwelling, would not relate to the historic linear form of The Well House and with the double plan roofscape with the central flat roof it would not relate well to the host building which has a simple traditional pitch with a central ridge. The extensions would appear heavy in the street scene with an unduly deep roof and would be

dominated by two large dormers so as to harm the character and appearance and thus the aesthetic value of Well House, as well as the character and appearance of the Ramsbury Conservation Area, contrary to Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy.' (extract from decision notice to PL/2023/00247).

The second refusal reason focussed on the dormer windows proposed in the southern main roof slope stating:

'The three dormer windows would dominate the roof form on the front elevation of the dwelling and would be out of keeping with the simple and uncluttered roof form of the building, resulting in a top-heavy appearance that is at odds with the modest and simple linear form of the house, causing harm to the heritage significance of Well House and in turn the character and appearance of the Ramsbury Conservation Area. In addition, the dormer windows, at height above the very low thatched eaves of the neighbouring grade II listed Vine Cottage would have a dominating effect that would impact on the setting of Vine Cottage so as to harm its heritage significance.' (extract from decision notice to PL/2023/00247).

5.12 This application has seen the design of the rear extension revised to include the following key changes:

- A significant change in design of the roof profile from a double plan roofscape with central flat roof to a single pitched catslide roof, with a reduced eaves and ridge height. The extension includes timber posts on the east elevation to create a canopied area that is in keeping with the porch on the south elevation.
- The removal of one of two dormer windows proposed in east facing elevation (toward Union Street) and the reduction in size and repositioning of the remaining dormers windows to sit lower within the roof slope.

5.13 The three dormer windows proposed within the south facing main roof slope have also been reduced in size.

5.14 A visual comparison of three elevations of the amended design scheme adjacent to the corresponding elevations of the scheme refused by the Council under PL/2023/00247 is set out in appendix A.

5.15 A starting point must be an assessment of any heritage value of the host building, application site and its surroundings, to include Ramsbury Conservation Area and the setting of the adjacent grade II listed Vine Cottage.

5.16 In describing any heritage significance at The Well House, the Heritage Impact Assessment which accompanies this application documents the evolution of buildings on the site, which it records as having seen piecemeal renovations and alterations throughout the 19th century, to include the original narrow plan form workshop extended to form a terrace of workers cottages, with a brief

period of occupation as a single dwelling before reversion back into workers cottages toward the latter end of the 19th and early 20th century. The Heritage Assessment confirms that;

'Physically the dwelling is much altered, and whilst the property preserves evidence of 18-19th century development, much of the exterior has been substantially altered and internal character eroded through generations of altered use'.

5.17 Thus, whilst some local significance could be considered to derive from any remaining evidence of this evolution, such as for example can be seen externally in changes to brickwork in the eastern and southern elevations, the research associated with this revised application has concluded that any heritage interest offered by The Well House is of local historical and architectural significance only. Furthermore, as an unlisted building, it should be noted that the applicant would of course, be free to make many changes to the interior of the building without the need for any formal planning consent.

5.18 Ramsbury Conservation Area statement refers to Union Street as follows:

'Union Street which drops steeply from Oxford Street to Newtown Road is distinctive because of the relationship between buildings and the landform. To the west the buildings are mostly level with the road, whereas on the eastern side there is a substantial bank and the buildings sit much higher. Views up and down the street are contained.' (extract from adopted Conservation Area Statement)

5.19 The Heritage Assessment records that the roadside location of The Well House, use of local materials in the building construction and the group value when viewed in conjunction with Vine Cottage to the south, make a positive contribution to the street scene, albeit contained within a small part of the Conservation Area.

5.20 As confirmed within the Conservation Area Statement, the landform prevents expansive views in either direction along Union Street. Instead, as a result of the topography, narrow carriageway width and location of buildings close to the western side of the street, the application site vicinity has an enclosed nature. Public visibility of the application site and proposed development would therefore be limited to vantage points from the carriageway directly opposite the site and for short sections immediately to the north and south of the site.

5.21 The rear extension would be set back from the carriageway edge and into the rising land, further reducing its prominence from public view. Likewise, due to the perpendicular siting of The Well House to Union Street, the dormer windows proposed in the main south facing roof slope are also sited some distance back from the carriageway edge, thereby reducing any prominence within the street scene. Photographs in Figure 5 below show the views toward the application site from Union Street looking in either direction and demonstrate

that development set back from the carriageway edge will have limited impact on the street scene.



Figure 5 – Views toward application site looking south (LHS) and north (RHS) along Union Street

5.22 To illustrate the likely impacts of the side extension and dormer windows within the street scene, the applicant commissioned 3D visualisations of The Well House, comprising two public viewpoints along Union Street, taken from where the site can best be appreciated, firstly from adjacent to Vine Cottage looking in a northern direction (drawing number A700-Key View 1) and from Union Street looking west in toward the site (drawing number A701-Key View 2). These 3D visualisations clearly demonstrate that the proposed development would be accommodated at the site without adversely affecting the aesthetics of The Well House or the character and appearance of the surrounding Ramsbury Conservation Area.

5.23 The application proposes a row of three south facing dormer windows in main roof slope of the building, which have been reduced in size in comparison with the previous scheme. As previously referred to within this statement, The Well House is sited perpendicular to the road and therefore these dormer openings would be set back some way from any public views from Union Street, which are limited in nature due to the constrained views up and down the street. When travelling south the project site building itself would largely obscure any views of the dormers, and as commented within the Heritage Impact Assessment Report, they would be '*mostly concealed from view by Vine Cottage when travelling north up Union Street'*, the report concluding '*As a result key views within the Conservation Area will not be impacted by the development*'.

5.24 In objecting to the previous larger dormer windows proposed under PL/2023/00247 the Council commented the openings would have a 'dominating effect' on the setting of Vine Cottage. This revised application sees these dormer windows reduced in size. As a result, we would dispute that they will have any significant impacts on the setting of the adjacent listed building, the Heritage Impact Assessment Report accompanying this revised application consider that the three dormer openings would have a negligible

impact on the historic setting of Vine Cottage, the neighbouring property terraced into the rising land with its principal elevation facing south. The north elevation of Vine Cottage comprising a heavy low thatched roof above brick and flint walling, and which will not be impacted by three small dormer windows which look across the roofline. As is concluded within the Heritage Report, '*the positive contribution that The Well House and Vine Cottage make to the wider historic setting, will not be compromised by the addition of dormer bays*.'

5.25 The amended rear extension will now clearly form a subordinate addition to the original part of the building, with lower ridge and eaves levels and incorporating a significant set back from the roadside elevation. It could not reasonably be described as '*unduly bulky or heavy within the street scene'*. Aesthetically, the extension remains traditional in its form and construction to complement the style of the host building, with matching external materials and detailing. In particular, significant amendments have been made to the roof design in comparison to the previous scheme; the roof now following a single pitch with cat slide to the east elevation, softening and reducing the profile of this element of the development. The extension also incorporates a canopy using timber post supports that reflect those used on the porch on the southern elevation. On this point, the Heritage Assessment commented:

'The simple pitched style accords with that of the neighbouring properties and will not detract from the architectural hierarchy of The Well House, which retains its character'.

5.26 The dormer windows in the proposed rear extension have been reduced in number and size and have been sensitively sited to sit lower within the roof slope than proposed under the previous scheme. It follows that they could not now be regarded to be '*large*' or '*dominating'* and instead sit harmoniously within the roof slope.

5.27 The conclusion on the assessment of the rear extension and the dormer cannot be completed without reference to the form and design of the property opposite (Sunny Bank) which is wholly at odds with the character of the conservation area and is part of the context in which this proposal will be seen.

5.28 Whilst as highlighted at para 5.17 of this statement, the internal configuration of the building could be altered at any time without the need for planning approval, at the design stage, consideration was given to ensure that the proposal resulted in minimal changes to the internal arrangement of the existing house and minimal new openings in the northern elevation of the existing building to access the new rear extension. As a result, the rear extension would not adversely affect any local heritage interest offered by the existing room arrangement and historic fabric.

5.29 In objecting to the previous side extension, the Council opposed the resultant L shaped dwelling , considering the form of the previous side extension did not relate well to the historic linear form of The Well House. We would contend that

the changes in design cited above have improved the relationship between the extension and the host building, with the rear extension now clearly reading as an addition, ensuring the historic, but much altered linear form of the host section of The Well House would still be easily appreciated. This is also confirmed within the Heritage Assessment which records:

'The north extension will respect the hierarchy of the host dwelling in terms of overall scale, with the roof set lower to reduce impact, through which the historic planform will be clearly defined'.

5.30 Interestingly, until the recent extension to the curtilage of The Well House, access to the north of the building was possible only via a gated footpath, with the northern elevation of the building partially obscured from public view. As such it would not have been possible to clearly appreciate the existing form of the northern side of the building. The Heritage Assessment confirmed that this lack of visibility naturally led to the principal architectural detail being focussed on the more prominent south facing elevation, concluding that:

'The existing north elevation has been substantially altered, the low architectural merit making little contribution to the character of the Conservation Area. Historically the north elevation would have been obscured from view and has only recently formed a part of the streetscape. The extension to the north will be set back from Union Street and will have a negligible impact on key views up and down the road'.

5.31 The proposed extension and alterations to the building are considered a logical step given the increase in the plot size and changing habits associated with modern family living. We contend that the proposals should be viewed positively as a means of securing the continued upkeep and investment in the existing building as it adapts to the requirements of its custodians, representing the next stage in evolution of the building, akin to one of the many stages of evolution and alteration it has gone through previously in its history to reflect changing societal patterns.

Highway Safety

5.32 Policies CP60, CP61 and CP64 deal with the traffic impacts of development and parking standards. These policies aim to ensure developments consider sustainable transport options in order to reduce the need to travel by private car, adequately address matters of access arrangements and road safety alongside adequate parking provision.

5.33 Paragraph 111 of the NPPF states that:

"*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be* ***severe***" (our emphasis).

5.34 The application site is located within the built envelope of one of the larger villages within the county, as defined within the WCS as constituting a sustainable location for new development with access to a variety of services and facilities available via a range of transport modes.

5.35 Access to the site is via Union Street, a country lane running north - south through the village. Union Street is an historic lane and is narrow in places, with informal passing places set within banked verges. Historically the application site has not benefitted from any formal off street parking facilities, as is the case with several other residential properties sited along the lane. Instead, a small pull-in space set within the bank immediately to north of The Well House provided informal parking for one small vehicle (as can be seen in the extract from a historic Google Streetview image below), although this space was not allocated, nor did it belong to The Well House. The extension of the plot size through the acquisition of a parcel of land to the north, and subsequent clearance of vegetation has allowed for the creation of one-off street parking space to serve The Well House, immediately to the north of the dwelling.



Figure 6 – view from 2010 Google Streetview showing the previous parking arrangement

5.36 The current proposal would see some further regrading of the land to facilitate the creation of two off street parking spaces located perpendicular to Union Street to the north of the dwelling, in front of the proposed side extension. As

per the existing situation, space and topography does not allow for the turning of vehicles within the site, however this is not uncommon within the site vicinity, evident particularly where plots are set close to the carriageway on the western side of Union Street and is not considered to pose any highway safety issues. To the contrary, the provision of an additional off street parking space at the application site represents a highway benefit and ensures that off street parking levels at the property move towards those set out within the Council's adopted parking standards.

5.37 It is noted that subject to conditions concerning construction management and provision of parking spaces as identified on the plans, no objections were raised to the previous application in relation to highway safety. This revised application is unchanged with regard to parking provisions. It follows that the same conclusions should be reached concerning highway safety in relation to this revised application.

5.38 For the reasons outlined above, it is considered that suitable access and parking arrangements are provided by the scheme to allow for the development of the site as proposed, in compliance with the requirements of CP60, CP61, CP62 and CP64 of the WCS and the scheme represents a sustainable form of development in this regard.

Impact upon Residential Amenities

5.39 Policy CP57 of the WCS covers the issue of residential amenity as one of several considerations which it sets out as contributing toward a high standard of design. In respect of this criterion the policy sets out that developments should have '*regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (light, intrusion, noise, smoke, fumes, effluent, waste or litter*).'

5.40 The proposed extensions and addition of dormer windows to The Well House will not materially affect the amenities of existing neighbouring residential dwellings. The rear extension proposed to the northern elevation of the property is set at a lower level in comparison to the floor level of Jubilee House, the adjacent neighbouring property which is located on higher ground to the north of the site. Only one opening is proposed in the north facing elevation of the side extension and this serves a stairway, a non-habitable room. The combination of the difference in land levels, the separation distances with intervening solid boundary treatment and the design of the side extension will ensure that no loss of residential amenity will occur to the occupiers of the adjacent property, Jubilee House as a result of the proposed development.

5.41 It is noted that the officer report to the previous application on the site (application reference number PL/02023/00247) suggested that in the absence of assessment in the application of impacts on neighbour privacy, a condition requiring the proposed stair window to be fixed shut and obscure glazed would

be reasonable and necessary. Whilst it would be expected that officers would carry out their own assessment of impacts from any proposed development on residential amenity, this revised application has assessed the impact of the proposed stair window at paragraph 5.9 above and concluded that no loss of privacy would be afforded by this opening to the occupiers of Jubilee House. As such in the event of the approval of this application, it is not considered that such a condition would be necessary, nor accord with advice set out regarding the use of conditions at paragraphs 56 and 57 of the NPPF.

5.42 To the south, the adjacent neighbouring property Vine Cottage is separated from The Well House by a distance of around 7m and set at a lower level in comparison to the application site, with the first floor of The Well House approximately at the ridge level of Vine Cottage. This application proposes three dormer windows to be inserted in the south facing main roof slope of The Well House. However, due to the significant difference in land levels, the sightline south afforded from the dormer windows would be at or above the roofline of Vine Cottage. Furthermore, aside from one small window opening close to ground level, the northern elevation of the neighbouring property consists of a blank flint and brick gable end and low eaved thatched roof. As a result, the proposed dormer windows would not afford any loss of privacy to the occupiers of Vine Cottage.

5.43 No other surrounding residential properties stand to be materially affected by the proposed development. Sunnyside, the property located on the opposite side of Union Street to the application site being set back in excess of 17 metres from the carriageway and elevated in relation to the application site.

5.44 The proposals therefore comply with the requirements as set out in policy CP57 of the WCS with regard to residential amenities. This assessment accords with the overall conclusions set out in section 9.4 of the officer report to the previous application on the site (application reference PL/2023/00247) which covered the issue of residential amenities, finding the application acceptable on this issue.

6.0 CONCLUSION

6.1 This statement and accompanying Heritage Impact Assessment have fully assessed any heritage significance offered by The Well House and any contribution the application site makes to its surroundings and wider historic environment. Both reports concluding that The Well House is of local historical and architectural significance only, the building having been subject to significant alteration and remodelling during the 19th century. The contribution made by the application site to the surrounding Conservation Area deemed a positive but moderate contribution, limited in its extent due to the context of the enclosed views up and down Union Street.

6.2 The differences between this revised application and the previous proposals have been clearly set out, and both reports have justified why the revised scheme is compatible with the host building. Aesthetically the rear extension is now clearly a subordinate addition, respecting the hierarchy of the host dwelling and ensuring the historic planform will be highlighted and retained. The now smaller dormer windows proposed in the south main roof slope considered to have a negligible impact on the setting of the adjacent listed building, and both the dormer windows and northern side extension being set back from the streetscape, with no significant adverse impacts on the character and appearance of the surrounding Conservation Area, a point clearly demonstrated in the 3D views accompanying this application.

6.3 The Council have referred within the delegated report and decision notice to the balancing exercise which the NPPF requires should be carried out where proposals are considered to result in 'less than substantial harm' to a designated heritage asset or could impact non-designated heritage assets. This is set out at paragraphs 202 and 203 of the NPPF which state:

'202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate securing its optimum viable use*.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

6.4 This statement has justified why the proposed conversion is entirely compatible with both the Wiltshire Core Strategy and the advice and guidance contained within the NPPF.

6.5 For the reasons set out within this statement and accompanying Heritage Impact Assessment, this revised application is not considered to adversely impact designated heritage assets, namely the setting of the adjacent listed

building or the character and appearance of the surrounding Conservation Area, hence the requirements of paragraph 202 of the NPPF are not applicable.

6.6 Furthermore, any impacts from this revised proposal on the host building, a non-designated heritage asset, are assessed as being less than substantial and at the lower end of the scale. Given it has been concluded that the significance of the host building is of local nature only, in carrying out the 'balanced judgement' exercise required by paragraph 203, we would argue that the only conclusion to be reached is that the proposed alterations to The Well House are acceptable, and will ensure investment into the building, a positive benefit to any (in this case, undesignated) heritage asset.

6.7 This statement has detailed all other issues considered of acknowledged importance, to include documenting why the proposal will not result in any severe impact on highway safety and will preserve residential amenities.

6.8 For the reasons set out in this statement and accompanying Heritage Impact Assessment, this revised application is considered to address the objections raised by the Council to the previous proposal on the site and now comply with planning policy at all levels, to include policies CP57 and CP58 of the WCS and relevant policy within the NPPF. On this basis the Council is politely requested to approve this application.