Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

Application No: **PL/2023/05470**
Change of existing thatched roof to natural slate and removal of existing conservatory and to be replaced by flat roof extension
WEST END COTTAGE, WEST END, BISHOPS CANNINGS, DEVIZES, SN10 2LL

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

Recommendations:

X	Comment (for reasons set out below)
	Support
	Support subject to conditions (please 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.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. 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.

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:

i. 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…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. 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.

Site: The site is an unlisted building located within Bishops Cannings Conservation Area. The cottage lies adjacent to two listed buildings and affects their setting.

Proposal: The proposal seeks the change of the existing thatched roof to natural slate and the removal of the existing conservatory and the erection of a flat roof extension

Relevant planning history: K/43236

Issues: The impact on the character and appearance of the conservation area; impact on the setting of neighbouring listed buildings

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Design and Access Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

The proposal in this application is in two distinct parts – i) the extension and ii) the removal of the thatch and its replacement with a natural slate.

<u>The Extension:</u>
The conservatory, like many others suffers from the extremes of cold and heat, the effects of which limit the effective use of the space. A similar sized garden room is desired with fenestration to west and south. Further, there is a desire to provide ground floor accommodation which has a multi-function use.

A single storey extension is proposed, approximately 50% of which will sit upon the position of the existing conservatory (to be removed) the remainder would lie to the east linking with the existing Study (to be adapted and altered to a bath / shower room). The walling brickwork would be the same as existing with plinth and string detailing.

In principle there is no objection to the replacement of the conservatory and an additional room, subject to a sensitive design. However, the bedroom would project further from the plan form of the cottage and would have an awkward relationship to the existing bath/shower room. I am also concerned at the large projecting lantern and the unduly wide window arrangement which wouldn't relate to the host building and the solider brick heads to all the window and door openings which again wouldn't relate to the main cottage. This extension could be more sympathetically designed and better relate to the main building.

I wish to point out that in legislation, policy and guidance there is a requirement for proposals to preserve or enhance the conservation area, and this applies whether or not the proposal is in public view or not.

Removal of the Thatch and its Replacement with Natural Slate:
The removal of the thatched roof is proposed for cost reasons and due to the risk of fire safety. Whilst it is acknowledged that the cost of thatch is normally more expensive that other roof types, it is a traditional roofing material and the importance of traditional materials has been identified in the conservation area character appraisal. It also makes a positive contribution to the character and appearance of the conservation and was chosen to compliment the thatch of the neighbouring listed building. However it is acknowledged that this is a modern building and slate is a typical alternative. As such in the case there would be no objection to the proposed replacement roofing material.

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

Plan form and elevational amendments are therefore required to the proposed extensions.