Wiltshire Council Planning Consultation Response

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Officer's Name: Steven Sims
Officer's Title: Planning Officer

Application No: **PL/2023/06738**
Erection of a detached garage, with home office over
Cottles Barn, Farleigh Wick, Bradford on Avon, BA15 2PU

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.

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.

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: The application site falls within the curtilage of a new property' known as Cottles Barn, which is still under construction in accord with the planning permission and listed building consent granted to convert the former Fox and Hound Public House as two separate dwellings and extend and convert the associated barn, as a separate dwelling. The site contains three heritage assets, a Grade II Listed Building known as 'The Fox and Hounds Inn', a Grade II Listed Building known as the Barn at the Fox and Hounds, and a Grade II Listed Building known as the Gate piers on north east side of the Fox and Hounds Inn.

Proposal: The proposal seeks the erection of a detached garage, with home office over

Relevant planning history: 19/10902 - Conversion and adaption of former public house to create two dwellings; conversion and extension of adjacent barn to create a detached dwelling (approved).
19/11539/LBC: Conversion and adaption of former public house to create two dwellings; conversion and extension of adjacent barn to create a detached dwelling (approved).

Issues: Setting of 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 "Planning and Heritage Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

However, 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.

This proposal seeks permission for the construction of a detached garage with room over the garage as incidental accommodation in the form of a work from home facility. The garage would be finished with timber boarding over a small dwarf stone wall and below a slate roof. The garage would replace the approved parking spaces associated with the barn,. These spaces sit in part under the retained trees bounding the original hardsurfaced area utilised historically for parking and manoeuvring, as well as access to the land to the south. Additionally, the plan includes an extended rear eaves to create a storage for garden equipment and a log store.

Whilst in principle there is no heritage objection to a garage, the proposed garage is considered too tall and would not be a subservient building form in the setting of the listed buildings. As such the height of the building needs to be reduced by at least 1m.

I am also concerned at the orientation of the building since this would not follow the existing grain of development which has a linear form. As such it is requested that the garage be re-sited to be parallel to the host building.

The number of roof lights is also considered excessive and would have a cluttered appearance on the roof. As such it is requested that the number be reduced in order to minimise glare and a cluttered roofscape.

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.

As such design amendments are requested before further consideration of this proposal.