CASE OFFICER'S REPORT

Application Number: PL/2023/05282

Address: LONG CLOSE HOUSE, LONG CLOSE, DOWNTON, SALISBURY, SP5 3HG

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

Date of Inspection:
16/08/23
Consultation Expiry:
23/08/23
Press Advert:
08/09/22

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment Core Policy 61: Transport and Development

Downton Parish Neighbourhood Plan 2016-2026
LC1 and LC2

Planning (Listed Building and Conservation Areas) Act 1990
Section 72

REPRESENTATIONS :

Downton Parish Council – Support, subject to 1) the Conservation Officer's review and 2) the building not being used as a separate dwelling.

Conservation – No objection

Highways – No objection, subject to conditions

Third Party Comments **–** One letter was received complimenting the outbuilding and design itself but raised concerns in regards to highway safety.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon the setting of a Listed Building and the Conservation Area
- Impact on neighbouring amenity
- Parking Provision/Highways Safety
- Archaeology

Scale, design and impact on the character and appearance of the Conservation Area and setting of a Listed Building

Wiltshire Core Strategy Core Policy 57 states:

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 complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

In addition, The Conservation policies of the local plan and the NPPF seek to ensure that the existing significance, character and setting of the Conservation Area and any listed buildings would be preserved or enhanced.

Long Close House is a two-storey Grade II listed building set within a large plot within the conservation area of Downton and boasts dual entrances one being from The Borough and the other from Long Close.

The application seeks approval for a detached garage, treble car port with ancillary accommodation above.

The proposed ancillary outbuilding is substantial is size, however, such outbuildings are common within such a setting and given the size of the overall plot the addition would sit comfortably and still appear subservient to the main dwellinghouse.

The overall traditional barn style design is complimentary to the host dwelling and the wider locality, and the materials proposed are considered to be appropriate for the character and appearance of the Conservation Area and be suitable for the setting of the Heritage Asset. Furthermore, the outbuilding would be positioned close enough to the main house to not appear isolated, but ensures its presence is not dominant upon the Listed property.

The site is well screened by hedging/trees which would be retained; therefore, the addition would be minimally visible from the public realm.

The application is supported by a Heritage Statement, which is welcomed. The Councils Conservation officer was consulted on the proposal and raised no objection.

The overall design and use of materials are welcomed and is sympathetic to the Heritage asset and its setting, with minimal visual impact from the streetscene preserving the overall character and appearance of the Conservation Area. Therefore, the proposal is considered to comply with Core Policies 57 & 58.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having 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 (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the plot size, such an outbuilding is not considered to pose any harm in terms of being overly dominant or overbearing. The proposal does incorporate a first-floor South elevation Juliette balcony. However, the properties located South along The Borough are positioned approximately 44m away and therefore it is not considered to pose any harm in respect of overlooking or loss of privacy. It is also noted from visiting the site that there is dense boundary hedging present, further screening the proposal from view.

Similarly, the Juliette balcony proposed upon the East elevation is well stepped back from the well screened boundary which is adjacent to the memorial gardens and therefore would not impact any residential property.

A condition can be placed upon any approval ensuring the outbuilding remained ancillary to

the main house only.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Highways

The concerns raised regarding highway safety have been noted. The site boasts dual access, as per the existing situation on site. The introduction of the garage/ancillary accommodation is not considered to pose a significant increase in vehicular movements than that already available on site. It was evident from visiting the site that this area is already used for parking.

In addition, the Councils Highways Officer was consulted who sought additional information. Subsequently the officer provided the following comments:

The additional information clarifies the access arrangements on this site. It is also positive to be informed that the Long Close access is being surfaced satisfactorily and on this basis, I recommend that no Highway objection is raised, subject to conditions.

Archaeology

The proposed location of the garage/car port has been identified as being within an area of Archaeological interest. Therefore, the Councils Archaeologist has been consulted on the proposal and provided the following comments:

Downton has a long and interesting history. The settlement may have emerged in the 7th-century AD and by the end of that century became the main settlement of an episcopal manor. After the Norman Conquest the settlement became the site of a castle, and the medieval settlement and parish church were focussed to the east of the River Avon. In the early 13th-century a new planned town extension was appended to the west of the existing medieval settlement and propelled Downton to borough status. The new town, however, struggled to compete with the larger urban centre of Salisbury and the new town can therefore be considered to have failed.

The proposed new car port and workshop lie within the presumed extent of the planned 13th-century medieval town. The failure of the planned medieval town means that there is good potential for the survival of buried medieval remains associated with the town especially in undeveloped areas to the rear of The Borough frontage. The burgage plots to the rear of properties on The Borough frontage have the potential to contain evidence for activities and structures taking place in these burgages and might elucidate the reasons for the failure of Downton as a regional market centre (McMahon, 2004).

The proposed car port and workshop represent a reasonable scale of development in an undeveloped part of historic Downton. The construction of this structure has the potential to impact on buried archaeological remains of significance. It would therefore be precautionary to provide for archaeological monitoring and recording during ground works, should this application be permitted. This can be secured by an appropriately worded condition.

Conclusion:

On balance, the proposal is considered to be acceptable and would not result in any adverse harm upon the overall character and appearance of the Conservation area or negatively impact the historic interest of the Heritage Asset itself, which could warrant a refusal. The proposal is therefore considered to be in accordance with the NPPF, Core Policy 57, 58, 61, Planning (Listed Building and Conservation Areas) Act 1990 Section 72 and *Downton Parish Neighbourhood Plan 2016-2026 LC1 and LC2.*

RECOMMENDATION: Approve, subject to conditions.