Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

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Application No: **PL/2023/05262**
conversion of garage to guest annex
Church Cottage, Donhead St Mary, SP7 9DQ

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)
x	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:

Church Cottage is a grade II listed building, sited close to St Mary's Church – a grade I listed building. The assets are also within the Donhead St Mary conservation area.

The existing garage is a detached structure to the rear of the cottage, located centrally in the garden.

Free-standing structures within the grounds of listed buildings, if pre-dating July 1948 could be covered by the listing of the principal dwelling (ie curtilage listed). The D&A statement tells us that this is a post 1948 structure which the photos substantiate. As such, the structure is not curtilage listed but is within the setting of Church Cottage and the church.

Proposal:

The existing structure is visually unattractive with a mono-pitched corrugated iron roof. It is shabby and utilitarian in appearance.

The proposal is to convert it into an annex. A first floor would be added, facilitated by the introduction of a pitched roof.

Issues: impact on the conservation area, impact on the setting of two heritage assets (cottage and church)

Information considered/provided: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This includes conservation areas which are heritage assets. In this particular case, there is no such assessment, not even a design and access statement.

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.

Assessment: of proposals including their impact on the special interest of the building/conservation area and any harm which will occur via loss of historic fabric, scale, bulk (etc as appropriate). Also any benefits.

Summary & conclusion:

The proposals would improve the appearance of a shabby uninteresting building and would offer some enhancement to the setting of the church, cottage and the conservation area. As such, the proposals are in accordance with Sections 66 and 72 of the Planning (LBCA) Act

If you are minded to grant consent, could I please request that we condition:

- Window and external door details at a scale of 1:10 including sections
- That windows and external doors are to be painted timber
- Sample of the cladding;
- That consideration is given to the clay roof tile being a pantile or Bridgwater tile differentiate it from the host building and in keeping with ancillary buildings in the area)
- Metal RWG painted a dark colour