DELEGATED REPORT

Application Reference:	PL/2023/06720
Application Type:	Householder Planning Permission
Site Address:	2 Lanes End, Gastard, Corsham, SN13 9QS
Proposal:	Replacement of an existing garden shed with a new garden room.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the erection of a free-standing, single storey, timber garden office in the grounds of the property with the removal of an existing timber garden shed to accommodate the changes.

Permission is sought for the erection of a garden outbuilding to provide additional garden living space which would be entirely ancillary to it.

DESCRIPTION/CONTEXT

The application site is a Grade II Listed residential dwelling located in Gastard (List Entry Number: 1022065) and is referred to by Historic England as Stonecroft, Lanes End.

This application is located within Gastard Conservation Area but is not covered by any landscape or ecological designations. It is noted that Grade II Listed Lanes End Farmhouse is located approximately 18m to the southeast and Grade II Listed Barn at Lanes End Farm located approximately 49m to the east.

PLANNING HISTORY

N/13/00619/LBC - Reinstate Former Openings & Minor Internal Alterations – Approve with Conditions

N/07/00222/LBC - Internal and External Alterations and Repairs Including Removal of Fireplace and Installation of Boiler Flue – Approve with Conditions

N/96/02467/FUL - Loft Conversion/Insertion of Dormer Windows and Replacement staircase Loft Conversion/Windows – Unknown

N/96/02468/LBC - Loft Conversion/Insertion of Dormer Windows and Replacement staircase Loft Conversion/Windows – Unknown

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57 and CP58
- Corsham Neighbourhood Plan
- Corsham Design Guide

ISSUES

- Principle of Development
- Design, Scale and Materials
- Heritage
- Residential Amenity

CONSULTATION

Corsham Town Council: Resolved: that no objection be raised.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representation letters have been received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic outbuildings and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting. Consideration must also be given to Corsham Neighbourhood Plan, Policy HE1 within the Corsham Neighbourhood Plan identifies that all new development within the Corsham neighbourhood plan area must demonstrate good quality design.

Which responds and integrates with local surroundings, landscape context as well as the existing built environment.

The proposal seeks to remove an existing timber garden shed to the eastern boundary and replace with a detached single storey contemporary garden studio, which would measure approximately 5m (W) x 3.0m (D) x 2.5m (H). The installation would not require foundations to be dug and would be freestanding with ground screws to secure and stabilise. The materials include natural oiled larch boards, with dark grey fenestration with single ply membrane roof. The garden has an established mature hedging boundary, which provides natural screening along the eastern boundary. The proposed garden room is a typical domestic outbuilding which would be clad with natural materials which would weather over time and would not appear out of character within the locality.

The scale and design of the proposed garden room outbuilding are considered to comply with the requirements of CP57 of the Wiltshire Core Strategy, Policy HE1 of the Corsham Neighbourhood Plan and the Corsham Design Guide.

Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building or its setting. The dwelling is Grade II Listed, and it is noted that Grade II Listed Lanes End Farmhouse is located approximately 18m to the southeast and Grade II Listed Barn at Lanes End Farm located approximately 49m to the east.

The application seeks to remove an existing garden timber shed and erect a detached contemporary styled single storey garden outbuilding within the rear garden of no.2, which would be sited along the eastern boundary. The proposal would be a modern addition and would clearly read as a latter domestic addition. The proposal would not be a permanent feature and would be easily removable at a later date if required. Due to the proposed location, removable nature, simple contemporary design and the appropriate natural external materials the proposal. It is considered that the proposed alterations would have a neutral impact on the setting or character of the host and adjacent listed buildings and no harm would be caused to their significance.

The application is wholly located within Gastard Conservation area. At the time of writing this report there is no Conservation Area Appraisal published for this designation. However, Gastard has a clear historical and illustrative value and presents as a traditional rural small village with a wealth of period stone-built cottages and houses.

Due to the proposed garden room being positioned to the rear of the dwelling and the relatively enclosed nature of the plot, views to the rear of number 2 Lanes End from the public realm are restricted. It is considered that the proposed rear addition would not compromise any important views or vistas from within or to the conservation area. The application site is set back from the highway and due to the nature of the application making constructing a typical domestic outbuilding within the curtilage of an existing dwelling and would not affect the general character or appearance of the building in an unacceptable way. Views of the outbuilding would be predominantly restricted to private views only and where glimpses could be seen, the outbuilding would be read against existing built residential form. Given the nature, positioning, modest scale of the proposals and use of sympathetic materials, there are considered to be no adverse impacts to the character an appearance of the conservation area. The proposal is therefore considered to have a neutral impact on the conservation area.

As such, it would not cause any harm to its significance. Therefore, the proposal complies with CP57 and CP58 of the Wiltshire Core Strategy in addition to paragraphs 201 and 202 of the NPPF.

Residential Amenity

Core Policy 57 states that development 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

It is considered that the impact on neighbour amenity will be low. Given the limited scale, mass, positioning along the eastern boundary and orientation the garden studio would not result to any unacceptable harm or be intrusive to neighbour amenity. Due to the single storey level, the appropriate orientation of the fenestration facing into the garden of the dwelling, there is considered to be no unacceptable loss of daylight, sunlight or privacy for immediate neighbours as a result of the outbuilding. In this instance a condition will be applied to ensure the outbuilding remain ancillary to the property.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies: CP57 and CP58, Corsham Neighbourhood Plan and Corsham Design Guide as it is of an acceptable design and will not have

any unacceptable impacts to the character and appearance of the area, host dwelling, conservation area or neighbouring amenity. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement Dated 8th August 2023
Proposed Floor Plans and Elevations LE-03
Proposed Site Block Plan LE-02
Site Location Plan LE-01

Received: 08.08.23

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The garden outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 2 Lanes End, Gastard, Corsham, SN13 9QS and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL