CASE OFFICER'S REPORT

Application Reference:	PL/2023/04994
Application Type:	Removal/variation of conditions
Site Inspection:	
Consultation ends:	03 August 2023
Case officer:	Lucy Rutter-Dowd

Site Address:	Tycho House, Land at 65A High Street, Burbage, SN8 3AF
Proposal:	Variation of condition 2 (approved plans) and removal of condition 5 on 17/10780/FUL
Recommendation:	Approve with Conditions

Site Description and Proposal

The application site comprises land now known as Tycho House, formally associated with Box Cottage. The site gained planning permission in 2018 (ref: 17/10780/FUL) for the erection of a two storey, detached dwelling house with associated parking and landscaping. The permission is extant as works were begun in the form of laying of foundations which are clearly evident on site. Since works began, Box Cottage has been sold, as such the land is no longer associated with this dwelling. Works are considered to restart at the site, however, some minor material amendments are proposed to the approved building, these include the raising of the roof height, alterations to the approved porch and the addition of a single storey plant room to the eastern elevation. Other changes in to the external appearance of the property relate to the solar panels on the southern roof elevation, and alterations to materials. The property was originally approved with a predominantly flint appearance with red brick detailing. The revised plans now show a red brick dwelling with flint panel detailing. The previous permission included a number of pre-commencement conditions which were previously discharged. This application subsequently seeks to alter and or remove conditions to accommodate and reflect all various changes proposed to the extant permission.

In order to accommodate the changes, the application is seeking to vary Condition 2, which is a list of approved plans and to removed Condition 5, which relates to the roof height of the dwelling.

The site lies within the Burbage Conservation Area, the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and nearby to Grade II listed structures (no. 63 & 65). The application details were revised during the assessment process to acknowledge that the site was no longer associated with Box Cottage, subsequently, the address was changed to remove any reference to the cottage.

Policies

Location Context:

The Wiltshire Core Strategy:

• Core Policy 41 – Sustainable construction and low-carbon energy
• Core Policy 51 – Landscape
• Core Policy 57 - Ensuring high quality design and place shaping
• Core Policy 58 - Ensuring the conservation of the historic environment

National Context:

The National Planning Policy Framework
Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Practice Guidance

Relevant Planning History

17/10780/FUL - Construction of one 4-bedroomed house - Approved with conditions - 28/02/2018.

Consultees

Burbage Parish Council - No objections.

Highways - No comments to make as the proposed changes do not alter the highways impact.

Conservation - No objections. Comments included within report.

Arboricultural Officer - No comments received.

Representations

Four letters received, making comments and objections against the scheme. The full comments of which can be read on the councils website under the relevant application number, the material considerations are bullet pointed below for ease of reference:

- Concern regarding the raising of the roof due to the proximity to surrounding dwellings and the matter being a specific consideration in the previous assessment.
- The previous assessment resulted in seeking a reduction in height to the scheme which was secured.
- The height was formally restricted by way of condition, this condition should therefore not be removed.
- The increase in height will have a visual impact on the area, this was a consideration in the previous assessment and circumstances have not changed, as such the same assessment should be applicable now.
- The raising of the roof height will make the building more dominant.
- The existing screening will be 'inevitably' cut back.

- The proposal will result in a building which is higher than both Box Cottage and Cairn House, which the previous application sought to avoid.
- The extant permission is capable of accommodating the required panels.
- There is no justification for the increase in roof height required to accommodate the solar panels.
- Condition 5 should not be removed as it remains valid and reasonable due to the fact no plans have been provided which include the relative roof heights of neighbouring buildings.

Assessment

This application does not seek to readdress all considerations made under the previous scheme which has already established the principle of development, but rather seeks to assess the various alterations to the scheme as noted above. These specifically relate to visual impact, design, impact on neighbour amenity and impact to the nearby heritage assets. The current assessment should be read in conjunction with the assessment made in application ref: 17/10780/FUL.

Design and visual impact

CP51 of the WCS proposes that *Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.*

Core Policy 57 of the Wiltshire Core Strategy states that "*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."* Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

Concern has been raised by members of the public in relation to the proposed raised roof height, and it has been highlighted that condition 5 which is being sought to be removed, remains valid to the current scheme.

The ridge height is proposed to be raised by 50cm. This is considered to be relatively minor alteration and would not cause harm to the landscape setting or character of the wider area. The site is well screen by mature vegetation and views of the property from the public realm would be fleeting and restricted due to the property being well set back and screened by existing development from the main highway.

As the works at the site have already started in the form of laying of foundations, condition 5 no longer serves a useful purpose as the finished height of the building can be clearly read on the approved plans and is relative to the foundations that are already in place.

The change in ratio of the elevational materials (brick and flint) raises no concern. The character of the previous approval will be retained, as the proposed materials will not be significantly

altered, furthermore and as previously stated, the property is well set back and screened from view. The reduction in the use of flint will therefore have little impact.

The addition of a single storey plant room will be to the blind side of any neighbours and completely screened from view. The footprint of the addition remains outside of any root protection areas of the nearby trees, as such it should not alter the assessment made under the previously approved arboricultural method statement.

The proposed porch is a minor addition which would not alter the impact of the property as a whole.

CP41 of the WCS states that, *'New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer...proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used.'*

The installation of solar panels to the south elevation is considered to be an acceptable approach in relation to the setting. The panels would be installed on the rear roof elevation so as not to be visible or cause harm to the nearby heritage assets. Their inclusion in the scheme is encouraged by CP 41 and no further concerns remain.
Conservation

The following comments have been received from the conservation officer:

'Permission for a new dwelling to the rear of grade II listed No.65A High Street, Burbage was granted in 2018 (ref. 17/10780/FUL). The two conditions that are being applied for are planning conditions concerning approved plans (Condition 2) and removal of Condition 5, which relates to the roof/ridge height of the new dwelling.

The principle of development in this location has been agreed, and the permission implemented, and therefore the impact on the setting of the listed building has been accepted. The design changes are relatively minor in relation to what has been approved, and therefore any additional impact on the listed building's setting is unlikely to be much different to that which would have resulted from the previous approval, should it have been fully implemented.

Therefore I do not intend in providing any specific comments on the amendments or the removal of Condition 5 – these do not require Conservation input.'

Conclusion

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The culminative impact of the various amendments are not considered to give rise to any impacts already caused by the previous permission. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (8)

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

Doc Title: Application Form. Received 21/06/2023.
Drg Title: Plans (Proposed). Drg No: 01100-01 Sheet 1. Received 21/06/2023.
Drg Title: Elevations (Proposed). Drg No: 01100-01 Sheet 2. Received 21/06/2023.
Drg Title: Location & Block Plans. Drg No: 01100-00-H Sheet 4. Received 21/06/2023.
Drg Title: Landscape Plan. Drg No: 01100-00-H Sheet 5. Received 21/06/2023.

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

2 3 a) The development hereby approved shall be carried out in accordance with the Arboricultural Method Statement (ref: 1190, dated: 18th August 2018), produced by SJ Stephens Associates for planning application ref: 17/10780/FUL.

b) No development or other operations shall take place except in complete accordance with and adherence to the details referenced above.

c) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Arboricultural Method Statement are in place on site.

d) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Arboricultural Method Statement.

e) The fencing or other works which are part of the Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

REASON
To secure the protection throughout the time that the development is being carried out of trees growing within or adjacent to the site which are of amenity value to the character and appearance of the conservation area, the rural setting of the village within the North Wessex

Downs AONB, and the setting of Box Cottage as a listed building.

3 i) The development hereby approved shall be built in accordance with the materials details as submitted with application 17/10780/FUL and specifically included within the Planning Statement (Ref: 01100-01, Received: 04/10/2018), Product literature for timber windows & doors (Received: 04/10/2018) and within the Landscape Plan (Ref: 01100-00-H Sheet 5. Received 21/06/2023).

ii) The development shall not be carried out other than in accordance with the so-approved details.

iii) Unless otherwise approved in writing by the local planning authority, all external doors, soffits, bargeboards and fascia boards shall not be other than of timber construction with a painted finish and they shall thereafter be so-maintained.

iv) The external rainwater goods to be used in the construction of the dwelling shall not be other than of cast metal construction with a painted finish, and they shall thereafter be so-maintained.

REASON
In the interests of the character and appearance of the Burbage Conservation Area and the setting of Box Cottage.

4 i) No part of the development hereby permitted shall be occupied until the access and parking spaces have been completed in accordance with the details shown on the approved plans.

ii) The areas shall be maintained for those purposes at all times thereafter.

REASON
To ensure adequate off-street parking provision the interests of highway safety.

5 i) All soft landscaping hereby apporved shall be carried out in the first planting and seeding season following the first occupation of the building or the substantial completion of the development whichever is the sooner.

ii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

iii) Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased (including those identified for retention) shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

iv) All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON
To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features in the interests of the rural setting of the village within the North Wessex Downs AONB, the character and appearance of the conservation area and the setting of Box Cottage.

6 i) All areas of hard-standing shall be made of porous construction and materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

ii) The areas of hard-standing shall thereafter be so-maintained so as to prevent surface water run-off along the driveway.

REASON
In order to prevent increased surface water run-off from the site.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of the dwelling hereby permitted.

REASON
In the interests of the rural setting of the village, the character and appearance of the conservation area and the setting of Box Cottage and neighbouring amenities.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure shall be erected or placed anywhere on the site.

REASON
In the interests of the rural setting of the village, the character and appearance of the conservation area and the setting of Box Cottage.