CASE OFFICER'S REPORT

Application Reference:	PL/2023/06049
Application Type:	Householder planning permission
Site Inspection:	12 September 2023
Consultation ends:	18 August 2023
Case officer:	Joe Leesam

Site Address:	Lantern House, Manningford Abbots, Pewsey, SN9 6HY
Proposal:	To extend and convert the existing residential studio and storage building into a one-bedroom annexe.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping

The National Planning Policy Framework (NPPF) 2023
Planning Practice Guidance (PPG)

North Wessex Downs Area of Outstanding Natural Beauty Plan 2019-2024

RELEVANT PLANNING HISTORY

16/02501/FUL – To construct a summer house within the garden of Lantern House, Manningford Abbots. Approved With Conditions 16 May 2019.

15/09319/FUL – Construction of a summer house within the garden of Lantern House, Manningford Abbots. Approved with Conditions 17 November 2018.

REPRESENTATIONS

Manningford Parish Council - Manningford Parish council have no objection to the extension and conversion of an existing residential studio and storage into a one bedroom annexe. The building is situated well back from the road, beyond the main house and is surrounded by trees. There are no close neighbours and those nearest will not be impacted. It is designed to be in keeping with the existing surrounding buildings and will remain subservient to the main house. Manningford is therefore happy with the conversion.

Highways Department – No Objections.

Ecology – No Objections Subject to Conditions.

Archaeology – No Objections.

Third party representations – No responses received at the time of writing.

ASSESSMENT

The application relates to Lantern House in Manningford Abbots, Pewsey. It is a two storey, detached property containing two existing outbuildings within its grounds. The site is washed over by the North Wessex Downs AONB.

Proposals:
The application seeks consent to extend and convert the existing residential studio and storage building into a one-bedroom annexe.

Impact upon the amenity of occupiers of neighbouring properties:
By virtue of the single storey nature of the extension and siting, whereby there are no immediate neighbouring properties to the shared boundaries, there are no concerns raised regarding residential amenity. There is no risk of any overlooking, light blocking or the creation of an oppressive environment occurring as a result of the proposed works.

Scale, design and materials:
The extension of the existing outbuilding will consist of the addition of a new hip-to-gable section, creating an L-shaped building. The pitch of the roof will match with existing, as will the ridge-height. There will be a window and door introduced on the southwest elevation and two windows on the northeast elevation, these will be of a matching style to the existing windows upon the outbuilding. The extension will also include a chimney which appears in keeping with the traditional style of the outbuilding/host dwelling and appears in proportion with the proposed design. All design choices are in keeping with the existing outbuilding and are therefore considered acceptable. The proposed annexe being sought, is considered large and does have a separate dwelling appearance. Although is undesirable, the scale of the annexe building is not harmful to the character of the site, nor would it overdevelop it. Subject to a condition that the building remains as an annexe to the main dwelling it is therefore considered that the scale would not of demonstrable harm as to justify refusing planning permission.

The exterior walling will consist of facing brick and flint infill, the roof will consist of handmade clay tiles and the windows/doors will be painted timber. All materials proposed match existing in principle. However, due to the lack of material specifications submitted a condition will be imposed to ensure the materials are to match the existing outbuilding. With this condition imposed, the materials are considered acceptable.

Highways/Parking:
There will be no changes to highways access but there will be the introduction of one more bedroom to the property. There is adequate space for parking upon the site to accommodate the extra bedroom so neither access nor parking pose any causes for concern.

Highways have been consulted on the application and have responded with no objections.

Ecology:

The ecology department have been consulted on the application and have responded with no objections subject to conditions.

The lack of an ecology report is not viewed to be an issue ‘given the condition of the building and the positioning of the extension.’ It has, however, been suggested that the applicant may wish to consider commissioning a survey and ensure site operatives are aware of the risks.

In the interest of biodiversity enhancement, a prior commencement condition has been suggested for the details of the number, design and locations of bat roosts and nesting opportunities for birds to be submitted to the local authority for approval. This has been agreed by the agent and will be conditioned as part of the approval.

Due to the application site’s location within the phosphates catchment, however is covered by the generic appropriate assessment as a result of being 'planned development' which accords with the Core Strategy in principle, a condition limiting the amount of water to be used in the annex, by 110 litres per person per day, has been suggested and will be implemented. A water efficiency report will also be required for submission to the local authority before the development is brought into use. An ancillary condition has also been suggested for the same reason; this would have been included as part of the permission in any case.

Impact upon the North Wessex Downs Area of Outstanding Natural Beauty (AONB):
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the AONB.

Conclusion:
There will be no negative impact to neighbour or visual amenity as a result of the proposed development. The proposal is therefore 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 and that of the NPPF (2023).

RECOMMENDATION:
Approve with conditions.

Conditions: (6)

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 and documents:

- Proposed Elevations *PL 007 Rev A*
- Proposed Floor Plans *PL 006 Rev A*
- Proposed Site Plan *PL 005 Rev A*
- Location Plan *PL 001*
- Application form

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 used in the existing building.

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

4 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Lantern House 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, nutrients associated with the River Avon Special Area of Conservation and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. These details should be clearly shown on a technical drawing/site plan. The approved details shall be implemented before occupation of the final works.

REASON: To provide enhancement for biodiversity.

6 The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted to and approved by the local planning authority. Before the development is brought into use and/or first occupied, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

Informatives: (2)

7 There is a risk that bats may occur at the development site. The council considers it would be unreasonable to require the applicant to submit a bat survey because this could be considered disproportionate to the scale of development. Furthermore, given the nature of this development, the council considers that even if bats were found, mitigation would probably not require further planning permission and a European Protected Species Licence would be forthcoming. Nevertheless, anyone undertaking this development should be aware that bats and their roosting places are protected at all times by the Conservation of Habitats and Species Regulations 2017 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. Consideration should be given to obtaining a survey from a professional ecologist before commencing work. If bats or evidence of bats is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact natural England's Batline through the internet.

8 All British birds, their nests and eggs are protected under section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.