DELEGATED REPORT

Application Reference:	PL/2023/05933
Application Type:	Householder Planning permission
Site Address:	CORNER COTTAGE, 10 HUDSWELL LANE, CORSHAM, SN13 9NS
Proposal:	Proposed Outbuilding
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for a proposed domestic outbuilding. This outbuilding will be located in the rear garden. It will have a pitched roof finished in reconstituted Cotswold slate tiles. The walls will be finished in Cotswold stone to finish. Doors and windows will be constructed of timber.

The proposal will site immediately adjacent to a previously approved garden room (Ref: PL/2022/05860) and will result in the removal of several modern timber sheds and store buildings.

SITE DESCRIPTION

No.10 Hudwells Lane is an end of terrace, stone built historic property fronting directly onto Hudswell Lane, but with large rear garden. It is a Grade II listed property (a listing which covers the entire terrace of 6-10 Hudswell lane). The listing is given below:

> "*Row of five cottages, C17 to C18, rubble stone with Bridgwater tile roofs, 4 ridge stacks, coped north gable and north end stack. One and a half storeys. Nos 6 and 7 are C18, 3 dormer gables of differing sizes, one with 2-light unmoulded window, larger gable with 2-light flush cyma-moulded window and third with casements. Ground floor door to No 6, 2-light flush cyma-moulded window, 2- light flush cyma-moulded window with dripstone, blocked door and door to No 7 with dripstone. No 8 has straight joint each side, dormer gable with casement over door and 2-light window, both unmoulded C19. Nos 9 and 10 are C17 with large dormer gable to No 9, three-light recessed ovolo-moulded windows and hoodmoulds each floor, door to right. Two smaller dormer gables to No 10 and 2- window range of 2-light recessed ovolo-moulded windows, ground floor right replaced by C20 window. Blocked door to left. No 9 has heavy beamed ceiling with bar stops to chamfers."*

The proposed outbuilding is detached from the listed building therefore a LBC application is not required.

The application site is not subject to any other policy constraints.

LOCAL POLICY

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Heritage Assets

Corsham Neighbourhood Plan
Policy CNP HE1: Design

MAIN ISSUES

- Principle of Development
- Impact upon heritage assets
- Scale and design
- Residential amenity

CONSULTATION

Corsham Town Council: No objection

> *Resolved: that, subject to the outbuilding not being used as living accommodation, no objection be raised.*

Wiltshire Council Archaeology: No objection

REPRESENTATIONS

No representations 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. The National Planning Policy Framework (NPPF) and the Corsham Neighbourhood Plan are material planning considerations. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic outbuildings within the curtilage of existing dwellings is established as acceptable. The plans suggest the outbuilding is to be used as a workshop and store and there is no reason to believe the floorspace would be used for anything other than purposes ancillary to No.10 as a domestic dwellinghouse. However, it is considered reasonable to make use of a planning condition so as to tie the outbuilding to the same planning unit as the dwelling to which it relates.

However, the detail of the proposals must also be considered against other policies within the development plan.

Heritage

The proposal is located wholly within the curtilage of a terrace of listed properties fronting Hudswell Lane. As required by CP58 of the WCS due consideration must be given to any potential impacts upon the heritage assets.

No.10 is an attractive historic property typical of its type for rural Wiltshire. It retains its significance as a heritage asset internally and, in combination with the adjoining properties which are also listed provides for a cumulative coherence to this part of Hudswell Lane, with their largely unadulterated frontage.

The proposed outbuilding is positioned at the far end of the long rear garden and entirely separate and detached from the terrace of listed buildings; not attached to its historic fabric. As such it is not considered that any harm will arise from the proposal in connection with any historic fabric.

The outbuilding itself is of a relatively modest scale using traditional proportions and uses natural material. It will be perceived and viewed as a reasonably typical example of an ancillary timber building. Even when considered in conjunction with the recently approved office home building, the totality of built form is not considered to adversely impact upon or crown the setting of the listed buildings.

Accordingly, the proposed outbuilding is not considered to cause any harm to the significance of the terrace of listed buildings and will comply with the requirements of policy CP58 to the Wiltshire Core Strategy and policy HE1 of the Corsham Neighbourhood Plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed outbuilding is a of a relatively modest scale and form, being a single storey with a limited footprint and uses traditional facing materials. This modest scale does not suggest that either the terrace of properties or wider locality is being overdeveloped.

In terms of scale and design the proposal is considered to comply with the requirements of CP 57 of the WCS and HE1 of the CNP.

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.

Due to the proposal's location at the far end of a reasonably long garden as well as the buildings relatively modest scale, it is not considered that the proposal would result in unacceptable impacts upon the amenity or living conditions of any of the occupiers of the cottages fronting Hudswell Lane.

Accordingly, the proposal is considered to comply with the requirements of policy CP57 to the Wiltshire Core Strategy.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design and cause no harm to the significance of the listed cottages fronting Hudswell Lane or unacceptable impacts on the amenity or living conditions of the residents who live there. The proposal is therefore in accordance with Core Policy 57 and 58 of the Wiltshire Core Strategy, policy HE1 of the Corsham Neighbourhood Plan, as well as relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice