CASE OFFICER'S REPORT

Application Reference:	PL/2023/05177
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	27 July 2023
Consultation ends:	27 July 2023
Case officer:	Joe Leesam

Site Address:	Manor Farm, Yard Cottage, Wilcot, Pewsey, SN9 5NS
Proposal:	Proposed single storey extension to replace rear conservatory
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

Pewsey Neighbourhood Development Plan 2006-2026

REPRESENTATIONS

Wilcot and Huish with Oare Parish Council – No Objection.

Conservation – No Objections subject to Conditions.

Archaeology – No Objections.

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

ASSESSMENT

The application relates to Manor Farm, Yard Cottage in Wilcot, Pewsey. The site is part of a grade II listed building, although the subject of the listing is a barn range of timber framed and thatched roof barns which have now been demolished. The application property is a detached brick-built

structure, and it is located within the Wilcot Conservation Area. The site is also washed over by the North Wessex Downs.

The statutory listing of the building is as follows:

WILCOT CHURCH END SU 16 SW (north-west side) 5/144 Barn range west of Manor Farm 27.5.64 II Barn range. Late C18-early C19. Timber framed with weatherboarding on brick sills, thatched roof. Range comprises a 3-bay south-west block, and open linking bay, and a 5-bay barn with central cart doors. Framing with tie-beams and carved braces to posts, and raking struts to principals linked by collars. Single purlins.

Listing NGR: SU1385660881

Proposals:
The application seeks consent for a proposed single storey extension to replace rear conservatory.

Impact upon the amenity of occupiers of neighbouring properties:
The extension is located to the rear of the property and will be constructed in place of an existing conservatory planned for demolition. The extension is sited directly on the boundary shared with Manor Farm but this is already the case with the existing conservatory. While there will be a small addition of built form, this will be to the furthest side from Manor farm and will have no impact upon residential amenity. The existing conservatory is of a lean-to style with a shallow pitch so while the extension will protrude the same distance as the existing conservatory, the ridge height will be slightly increased across the span of the extension where the existing conservatory slopes away. There will also be the additional built form of the pitched roof but given the fact that this slopes away from the neighbouring site and the significant amount of space between the boundary and the manor farm property, this is not considered to impose any unacceptable levels of light blocking and would not be considered to impose an oppressive environment.

There will be no windows positioned on the side elevation facing Manor farm; the only windows/doors will be sited on the rear elevation and other side elevation which do not overlook any residential properties. There is an agricultural unit to the East of the site which will experience some levels of overlooking from the window upon the East elevation but given its status as an agricultural unit this will not pose any concerns regarding residential amenity.

In regards to the above, the proposed plans are not considered to impose any unacceptable levels of overlooking, light blocking or create an oppressive environment and the proposed plans are therefore considered acceptable on residential amenity grounds.

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and listed buildings, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The host dwelling is part of the grade II listed Building 'Barn Range West of Manor Farm' and the site is located in a relatively secluded location within the Wilcot Conservation Area.

Conservation have been consulted on the application and have responded with no objections, stating "The proposed extension is not considered to harm any surviving significance of this grade II listed building, the main reason for the listing having been the main timber frame thatched range of barns that have been demolished. There is unlikely to be any harm to the overall setting of the main farmhouse as the farm buildings to the west of the main dwelling are modern structures, which this building will be read against as opposed to the main house." With these comments in mind, the proposed plans are considered acceptable on heritage grounds.

The extension will be sited to the rear of the property where it will not be visible upon the street scene; a relatively modern conservatory will be demolished and the extension will be constructed in its place, with a larger footprint than the existing conservatory. The roof will consist of two hip-to-gable pitched roofs running parallel away from the main body pf the dwellinghouse with a lower ridgeline than the existing roof. The design of the roof is traditional in appearance and subservient in scale. There will be two pairs of timber French doors to match existing on the rear elevation and a timber framed window to also match existing on the side elevation. The external walling will consist of brickwork to match existing, and the roof will be tiled in slate to match existing. Conditions regarding the specification of the materials have been suggested by conservation and have been included as part of the approval. The design of the extension is traditional in appearance and appears harmonious with the existing dwellinghouse, the proposed plans are therefore considered acceptable upon visual amenity grounds.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2021) and Policies 57 and 58 of the Core Strategy.

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: (5)

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 Floor Plan, Elevations, Roof/Site Plan & Block & Location Plan - Drawing Number: Wilcot Manor Farm - Proposed 02
- Existing Floor Plan, Elevations, Roof/Site Plan and Block & Location Plan - Drawing Number: Wilcot Manor Farm - Existing 01
- Application Form

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

3 The following materials to be used in the construction of the external surfaces of the development hereby permitted shall be implemented to the following standard.

- External Brickwork to match in type, colour and bong to the existing dwelling
- Slate – Natural slate

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

5 No works shall commence on site above slab level until details of all new external window and door joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

6 The permitted roof lights shall be 'Conservation Style' and fixed flush with the roof slope.

REASON: in the interests of preserving the character and appearance of the listed building and its setting.