CASE OFFICER'S REPORT

Application Reference:	PL/2023/05173
Application Type:	Householder planning permission
Site Inspection:	18 July 2023
Consultation ends:	31 July 2023
Case officer:	Joe Leesam

Site Address:	BARN COTTAGE, MANOR FARM, CHILTON FOLIAT, HUNGERFORD, RG17 0TJ
Proposal:	DEMOLISH PORCH, NEW ORANGERY AND PORCH
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)

North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

PLANNING HISTORY

K/10368/L – Conversion of Barn into Dwelling Including Demolition of End Bay. Approved with Conditions 21 May 1992.

REPRESENTATIONS

Chilton Foliat Parish Council - No response received at time of writing.

Archaeology – No Objections.

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

ASSESSMENT

The application relates to Barn Cottage, Manor Farm in Chilton Foliat, Hungerford. It is a one and half storey dwelling situated in a rural location, washed over by the North Wessex Downs AONB and within the setting of the nearby Grade II Listed building of Manor Farmhouse.

Proposals:
The application seeks consent to demolish an existing porch and construct a new orangery and porch.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as a single storey rear extension and porch, there are no concerns raised regarding residential amenity. There is no risk of any adverse overlooking, light blocking or the creation of an oppressive environment occurring as a result of the proposed plans. It is acknowledged that the extension would be immediate adjacent to the boundary and also set to the south so would result in some overshadowing. In this regard given the single storey nature and modest depth, any impacts to the neighbouring property would not be of such significant harm as to justify an objection. The proposal is therefore acceptable in terms of impact upon neighbouring amenity.

Scale, design and materials:
The orangery will be single storey and situated on the side elevation of the house, on the furthest side from the road. It will be visible from the public highway but it will be sited on the far end of the house from the road so it will only have a minimal impact upon the visual appearance of the property from the public highway. The ridgeline is lower than the main body of the dwellinghouse and the flat roof design helps minimise the overall scale of the extension, allowing it to appear visually subservient to the existing property. There will also be a roof lantern included on the right-hand side of the extension. While the design of the extension is relatively modern in appearance, this is not viewed to have a materially harmful impact upon the visual amenity of the existing house; the design choices are therefore considered acceptable.

It is noted that this is a porch for the front elevation of the property, and the design is not considered desirable for a front extension, in particular the flat roof nature which does not following the form and design of the existing property. The proposed materials are also in contrast to the existing dwelling with grey horizontal boarding walls and a flat roof. The design of the extension is therefore not considered particularly sensitive to the character of the host dwelling, being a front extension however, the circumstances of the site need to be considered. In particular whilst the front elevation, from the public realm the works are set back from the boundary and there is no 'rear' garden and the amenity space for the property is a large and bounded front garden. As such the extension would appear from the public realm like a rear extension and not a prominent and out of keeping front extension. It is therefore considered that given the single storey nature, design and siting that the extension, whilst not desirable given the attractive nature of the host building, is not of demonstrable harm that would justify refusal of planning permission in this instance.

Impact upon the setting of the listed building:
The host dwelling is situated within the setting of the Grade II listed Manor Farmhouse (List Entry Number 1365458) which is characterized by its red brick with blue vitrified brick façade, tiled roof and brick quoins amongst other architectural features of interest.

The extension is modest in size and is situated on the far side of the property from the listed property, where it will not impact any views from the property. Given the modest nature of the extension and its siting, the extension is not considered not to give rise to harm to the significance of the Listed Building or its setting.

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: (2)

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 *3269-02*
- Site Location Plan
- Site Block Plan
- Application Form

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