Wiltshire Council Planning Consultation Response

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Wiltshire Council Conservation (Central)

Officer's Name: Meredith Baker
Officer's Title: Planning Officer

Application No: **PL/2023/07723**
Demolition of single storey extension. New single storey extension and new 2 storey extension. General refurbishment of interior. New greenhouse
Home Farm Cottage, Oare, Marlborough, SN8 4JA

Please find following comments in respect of the above application(s).

Recommendations:

	No Comment
	Support
	Support subject to conditions (please set out below)
	Object (for reasons set out below)
X	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Site: Unlisted detached building located in Oare Conservation Area.
Proposal:

Relevant planning history:
PL/2023/04350 – demolition of existing house and construction of replacement dwelling (withdrawn).
ENQ/2023/00400 - Demolition of Existing House and Construction of A Replacement Dwelling on the Site
PL/2022/09666 – Demolition of existing extensions, new extensions and renovations - Withdrawn
K/19214 – Single Storey Extension – Granted 17.08.1992
K/16590 – Erection of Stables and Storage Barn – Granted 15.11.1990
K/14793 – Single Storey Extension – Granted 26.10.1989
K/11140 – Erection of two-storey extension and detached garage – Granted 05.11.1987
K/86/0882 – Outline planning – Detached House – Refused 11.12.1986

Issues: Impact on character and appearance of conservation area; impact on setting of listed buildings.

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Design, Access and Heritage Statements" which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

The application site is located at the edge of the built up area of Oare is also located at the edge of the Oare Conservation Area and within the setting of a number of listed buildings, including a barn to the east of Home Farm. The existing property is a red brick detached dwelling which has been extended throughout the years. It is a modern addition and is positioned near the Ox Path some distance from the farmstead complex. Historically the land to the east of the Home Farm grouping was historically open farmland and the building enjoyed an agricultural setting.

The existing house is modern and not of any heritage value. It has a neutral impact on the character and appearance of the conservation area.

The proposal seeks a large two storey extension and a modest single storey extension. The building would however be kept on its original location instead of being sited nearer to the listed buildings (as with previous applications).

Given the distance away from the listed buildings (Home Farm and its barn), I am less concerned in heritage terms at this proposal and consider that the impact of the proposal would have a neutral impact on the heritage assets given the vernacular design of the proposed extension.

As such this proposal would preserve the character or appearance of the conservation area and the setting of the listed buildings

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The impact of the proposal on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.