CASE OFFICER'S REPORT

Application Reference:	PL/2023/05949
Application Type:	Householder planning permission
Consultation ends:	22nd August 2023
Original Target Date:	19th September 2023
Extended Target Date:	29th September 2023
Case officer:	James Repper

Site Address:	The Mill House, Salisbury Road, Steeple Langford, Salisbury, SP3 4NQ
Proposal:	To put in a first floor window in the North West elevation overlooking the river.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached residential dwelling located within the small village of Steeple Langford, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The property forms the last property in the main area of the village and is mainly surrounded by open countryside. The site is also within the designated Steeple Langford Conservation Area but is not listed in itself.

PROPOSAL:

This is a householder planning application proposing the addition of a first-floor window in the Northern elevation of the property and associated works,

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Planning (Listed Building and Conservation Areas) Act 1990
S66 (Special Considerations Affecting Planning Functions)
S72 (General Duties of Planning Authorities)

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Conservation – No Objection

- The property is within the CA but is unlisted. The proposed window would be barely visible and would have no impact on the positive contribution of the building to the character of the CA, thereby preserving it as sought by s72 of the PLBCA Act 1990, the NPPF and CP58.

Steeple Langford Parish Council – No Objection

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
The application site is located within the small village of Steeple Langford, part of the Amesbury Community Area, which is defined as a small village by WCS core strategies 1 and 2. The housing policy boundaries have been removed from small villages effectively categorizing them as the countryside. Saved policy H31 from the previous Salisbury District Local Plan has been retained following the adoption of the WCS.

The WCS states that within small villages some modest development may be appropriate to contribute to the vitality of rural communities by ensuring better facilities and homes.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the existing residential use of the site is accepted. These principle acceptabilities are however subject to the detail, such as their implications for the character of the area; and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires ‘special regard’ to be given to the desirability of preserving a listed building or its setting. In addition, Section 16 of the Act states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having ‘special regard’ (in relation to listed buildings) and/or in paying ‘special attention’ (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal causes ‘substantial harm’, ‘less than substantial harm’ or no harm to the asset.

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts. Core Policy 58 aims to ensure that Wiltshire’s heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire’s environment and quality of life.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features.

The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are incredibly minor and only deviate from what is permitted within the General Permitted Development Order (GPDO) by allowing the window to open and be clearly glazed. The restrictions within the GPDO in this regard are to protect the private amenity of neighbouring properties which could be affected by new windows. The proposed window will be potentially visible when travelling into the conservation area from the North, however, as stated by the conservation officer "The proposed window would be barely visible and would have no impact on the positive contribution of the building to the character of the Conservation Area, thereby preserving it as sought by s72 of the PLBCA Act 1990, the NPPF and CP58." Overall it is therefore considered that the proposed works would be of an acceptable scale, and design to maintain the character of the application site, would not be detrimental to the street scene and would not harm the character of the encompassing conservation area.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

The proposed window will only overlook land within the ownership of the applicants and the public realm. As such there is no harm caused to neighbouring amenities by the proposed works.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property, conservation area or street scene. Similarly, due to its location and scale, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would, therefore, accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following 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:

Application Form & Certificate Received 25th July 2023
Plans Ref:
Location Plan Received 25th July 2023
Proposed Elevation DWG: 1 Received 24th July 2023

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