CASE OFFICER'S REPORT

Application Reference:	PL/2023/04883
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	26 July 2023
Case officer:	Stefan Galyas

Site Address:	25 Wood Street, Royal Wootton Bassett, Swindon, SN4 7BD
Proposal:	Loft conversion with rear dormer
Recommendation:	Refuse

Site Description

The site constitutes a mid-terrace- two-storey dwelling with a pitched roof which has been previously extended to the rear through the addition of a flat roof single storey extension and a two-storey pitched roof extension. The property is served by a small front driveway which provides some off-road parking spaces. The plot is linear in form and contains a small outbuilding to the south-eastern side of the garden. The remainder of the site is comprised of rear garden amenity space.

The existing dwelling has rendered walls, concrete roof tiles and uPVC windows and doors.

Several dwellings within a nearby radius of the property concerned have extended in various forms to their rear elevations in the past.

The Wiltshire Core Strategy identifies Royal Wootton Bassett as a Market Town and the site is located within the towns defined settlement boundary. The dwelling is located within the Conservation Area and it is within 50m of a listed building.

The proposal is within the setting of Priory Cottage a grade II listed building located approximately 10m to the north west of the site.

11/175 No 28 (Priory Cottage)

II

House, C16 -C17, stone with pebbledashing, timber framed gables and stone slate roof. 2 storey, 2 parallel ranges end on to street; left of 1 bay with front stack and cellar now extended forward; adjoining range 2 bays with lateral stack. Leaded windows within timber casements, some C17 iron casements. Timber lintels. Internally, stacks of axe dressed ashlar; right wing with fireplace having chamfered stone jambs and chamfered cambered oak lintel. Stack to left range with fine overmantel of c1600. Late C17 turned balusters to stair rail between ranges. Deep chamfered ceiling beams. Building is said to be on the site of the small hospital of St. John, founded 1266 and dissolved prior to 1500. Internal dressed stone, including one with recessed curved handrail, probably re- used from hospital. Reference: VCH Wiltshire, Vol III, 368-9)

Proposal

Planning permission is sought for the development of a rear elevation flat roof dormer that would help accommodate a loft conversion.

External materials would constitute vertical hung plain tiles to match the main roof and uPVC windows.
The proposed dormer would be 7m in length, 1.9m in width and 2.1m in height.

Policies
Local Context:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Ensuring Conservation of the Historic Environment
Core Policy 64 – Demand Management

Royal Wootton Bassett Neighbourhood Plan Made 2018
Policy 7 – Design
National Policy
National Planning Policy Framework (NPPF) 2021
Paragraphs 2, 11, 12, 47, 110-112, 126, 130, 194-202
Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66 (1) - Special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
Section 72(1) – Special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

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.

Key Issues
Impact on the Character and Appearance of the Locality Including Heritage Assets
Impact on Residential Amenity

Relevant Planning History
19/09729/FUL - Second storey extension to rear elevation. Approved with conditions 25/11/19.
15/01202/FUL - Extension & Modification of Existing Rear Extensions, Remodel Front Elevation Porch, Replacement Windows & Render. Approved with conditions 02/04/15.

Consultation Responses
Royal Wootton Bassett Town Council: No objection

Representations
There were no representations received in response to the proposal.

Impact on the Character and Appearance of the Locality Including Heritage Assets
Core Policy 57 of the WCS seeks to secure a high standard of design in all new developments, including extensions, alterations and changing the use of existing buildings. Among other matters, it requires proposals to be sympathetic to and conserve historic buildings and historic landscapes and respond 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. Core Policy 58 states that designated heritage assets, including buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance.

Policy 7 of the Neighbourhood Plan states that development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance.

Paragraph 195 of the NPPF requires the local planning authority to identify and assess the particular significance of any heritage assets that may be affected and take this into account when considering the impact of the proposal.

The property is situated within the Royal Wootton Bassett Conservation Area. There is no Conservation Area Appraisal currently published for this designation. However, the conservation area, by virtue of its designation, is significant in heritage terms and this significance from its aesthetic (fortuitous) and historical (illustrative) value. The site is also within the setting of the grade II listed Priory Cottage which is one of the tallest buildings within the locality which includes a third storey and has a significant presence within the townscape.

With regard to the site's locality, the rear elevation roofs pitches facing the south-western direction are un-interrupted and a level of continuity can be read looking across them. There are no examples of large dormers at second floor level within the locality. The rear of the property is readily visible from the gardens of surrounding buildings as well as the garden of the listed building. The rear of the property can also be seen from gaps between buildings on Church Street to the rear, most notably the gap between no. 41 and 43. The existing roofscape is considered to have neutral impact on character and appearance of the conservation area and nearby listed building.

The flat roof dormer would cover the majority of the width of the rear roof pitch of No.25. The flat dormer would adjoin the dwellings roofs ridge with a flat roof and would appear bulky in its size and scale. This would disrupt the appearance of the continuous roofslope of the attached and unattached dwellings presented on the rear elevation. The addition of a dominant feature at second floor level would appear out of place with the surrounding two storey buildings and detract from significance of the listed building by competing with it's importance within the townscape.

Accordingly, it is considered that the proposed rear dormer, by virtue of its scale and bulk, would introduce an incongruous and irregular feature to the locality and the Conservation Area and detract from the setting of the listed building.

In light of the above, the proposal would conflict with the provisions of Core Policy 57 and 58 of the WCS, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and Paragraph 130 of the NPPF. It is considered that the proposal would harm the significance of the Conservation Area and listed building, although this would likely be less than substantial. It is considered that the proposal would not contribute to any public benefit.

Impact on Residential Amenities
Core Policy 57vii of the WCS requires consideration to be given to the compatibility of proposals with adjoining buildings and uses, their impact on the amenities of existing occupants and to ensure that appropriate levels of amenity are achievable within the development itself.

The proposal would be positioned on the south-western roof slope and would look out towards No.44 Church Street. It is considered that given the degree of separation between the two properties would not give rise to a significant loss of privacy for the neighbour. Additionally, the flat roof dormer would be limited in size and scale despite being set nearby No.24 Wood Streets roof slope. Thus, it is considered that the proposal would not result in a significant overbearing or overshadowing impact on the adjoining neighbouring occupiers.

The impact upon the amenities of the occupiers of relevant neighbouring dwellings and upon the host dwelling have been assessed and found to be acceptable.

Conclusion
It is considered that the overall bulk and scale of the dormer is inappropriate for its setting. The proposal would introduce a discordant feature to a Conservation Area and the locality.
Accordingly, the proposal would be contrary to the provisions of Core Policy 57 and 58 of the Wiltshire Core Strategy, Policy 7 of the Royal Wootton Bassett Neighbourhood Plan, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 130 of the NPPF.

Recommendation
That planning permission be REFUSED for the following reasons:

Refusal Reason(s): (1)

1 By virtue of the proposed scale, bulk and mass of the proposal the development would fail to respond to the dwelling's key features and would be out of character with the principal dwelling and the Conservation Area. The introduction of an

unsympathetic additional storey would also detract from the significance of the nearby grade II listed building. Accordingly, the proposal would conflict with the provisions of Core Policy 57(iii) and 58 of the Wiltshire Core Strategy (January 2015); Section 66 and 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 and Paragraph 130 (b and e) of the National Planning Policy Framework (July 2021).