CASE OFFICER'S REPORT

Application Number: PL/2023/06188

Address: November Cottage, Church Street, Bowerchalke, Salisbury, SP5 5BE

Proposal: Alterations to existing cottage, including internal layout changes, replacement windows and cladding together with replacement Carport.

Date of Inspection:
N/A
Consultation Expiry:
26/09/23
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment Core Policy

Planning (Listed Building and Conservation Areas) Act 1990
Section 72

REPRESENTATIONS :

Bowerchalke Parish Council – No comments received.

Highways – No objection

Conservation – No objection

Third Party Comments **–** One comment received highlighting a potential error within the D&A Statement and that the Neighbour Map boundaries are incorrect – *The agent has confirmed the following: My description of the boundaries – I believe the comment submitted has been made as I didn't mention Greenbank specifically because it wasn't a relevant boundary. This boundary is well planted behind a vegetable garden of my clients' which sits behind Little Haye to the west of the site. This boundary is remote from the proposals and offers no view towards my clients property. There is no proposed alteration to this remote area of the site or the boundary.*

In relation to the Neighbour Map this is indicative, and the Council appears to have completed the relevant notifications, which this plan relates to.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon the Conservation Area
- Impact on neighbouring amenity
- Highways

Scale, design and impact on the character and appearance of the Conservation Area

Wiltshire Core Strategy Core Policy 57 states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….

In addition, The Conservation policies of the local plan and the NPPF seek to ensure that the existing significance, character and setting of the Conservation Area and any listed buildings would be preserved or enhanced.

November Cottage is a detached residential property set within a sizeable plot along Church Street, Bowerchalke. The site falls within the Conservation Area.

The application seeks approval for Alterations to existing cottage, including internal layout changes which will reduce the property to three larger bedrooms, replacement windows and external cladding together with replacing the existing Carport with a new car Barn.

The proposed external alterations to the cottage itself are considered to be minor, with the window alterations/replacements being acceptable. The removal of the projecting balcony to the first floor rear bedroom to a Juliette balcony is again acceptable and would be considered to be an overall improvement upon neighboring properties amenities.

The proposed cladding is considered to be sympathetic upon the host dwelling and the wider locality and the proposed car barn would be replacing the existing car port. Although set further forward than the existing, it would remain well stepped back within the plot and the overall scale and design are appropriate to ensure it appears as a subservient addition.

In addition, The Councils Conservation Officer was consulted on the proposal and raised no objections and provided the following comments:

Section 72 of the PLBCA ACt 1990 requires that new works preserve or enhance the appearance of the CA. The NPPF (Chapter 16 para 206) is more aspirational and seeks works that enhance the interest of the CA.

The existing building is modern (ie not a non-designated heritage asset) and makes a neutral contribution to the CA, in view of its scale (1 1/2 storeys), being set back and up from the road behind a hedge.

I have no objection to the proposals - nor indeed the proposed garage. I do not consider the proposals would harm the character of the CA and as such, are in accordance with Section 72 of the aforementioned act as well as CP58.

The overall design and use of materials are welcomed and do not result in any negative visual impact upon the streetscene which would warrant a refusal. Therefore, the proposals are considered to preserve the overall character and appearance of the Conservation Area and is considered to comply with Core Policies 57 & 58.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The proposed replacement windows are for existing windows only and therefore are not considered to pose any harm upon any residential amenities.

As stated above, the removal of the projecting balcony and the replacement being a Juliette balcony is deemed as an overall improvement for neighbouring properties amenities.

The proposed car barn would be positioned close to the shared boundary with Little Haye. However, its scale and design, along with Little Haye itself being well stepped back from the shared boundary ensures the addition would not be overbearing.

Therefore, the proposal is considered to comply with Core Policy 57 in preserving residential amenities of any neighbouring properties.

Highways

The Councils Highways officer provided the following comments:

The property will reduce from 4 to 3 bedrooms and therefore the existing parking provision is adequate.

The design and access statement also states that the turning area will be enlarged which will be to highway benefit, ensuring that turning can be performed within the site to allow vehicles to enter and exit the site in a forward gear. The existing vehicle access is not proposed to be altered. Therefore, no highways objection raised.

Conclusion:

On balance, the proposal is considered to be acceptable and would not result in any adverse harm upon the overall character and appearance of the Conservation area. The proposal is therefore considered to be in accordance with the NPPF, Core Policy 57, 58, Planning (Listed Building and Conservation Areas) Act 1990 Section 72.

RECOMMENDATION: Approve, subject to conditions.