CASE OFFICER'S REPORT

Application Reference:	PL/2023/06507
Application Type:	Householder planning permission
Site Inspection:	26th September 2023
Consultation ends:	30th August 2023
Original Target Date:	26th September 2023
Extended Target Date:	29th September 2023
Case officer:	James Repper

Site Address:	3 MANOR COTTAGES, FITTLETON, SALISBURY, SP4 9PZ
Proposal:	Removal of a redundant oil-tank plinth and shed. Installation of a new Garden Cabin.
Recommendation:	Approve with Conditions

SITE DESCRIPTION:

The application site is a mid-terraced Grade II Listed Building dating from the 17th Century and is located towards the northern end of the Hamlet of Fittleton. Fittleton is not designated as a small village itself and is, therefore, considered to be countryside as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 26 (Spatial Strategy for the Tidworth Community Area). The site is surrounded by other residential units and their associated amenity and parking provisions, some of which have been subject to alterations and/or extensions over time. The site is also located in the designated Fittleton cum Haxton Conservation Area and is in the vicinity of multiple Listed buildings.

PROPOSAL:

This is a householder planning application proposing the removal of a plinth previously used to store an oil tank and the removal of a garden shed plus the installation of a new incidental garden room and any 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)
CP26 (Spatial Strategy for the Tidworth 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 subject to condition

- Subject to confirmation that the windows will be of timber, I am satisfied that the building would have no adverse impact on the setting of the listed cottages or the character of the Fittleton and Haxton CA, thereby preserving them in line with the expectations of sections 66 and 72 of PLBCA Act 1990, the NPPF and CP58.

Fittleton cum Haxton Parish Council – No Objection

- After consideration of the proposal and a site visit, Fittleton cum Haxton Parish Council has no objection to the proposed development. Posted by the Parish Clerk on behalf of the Council.

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 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 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 will cause '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. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations.

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 proposals are relatively minor and remove two modern installations within the grounds of the listed building. The removal of these features is considered to cause no harm and would lead to an improvement, albeit slight, to the setting of the listed building. The addition of the modest garden room is not considered to cause any harm above that caused by the previous shed and as such is considered to be acceptable when paying special attention to the setting of the listed building. The proposals will not be visible from the public domain and will therefore have no effect on the street scene or on the character of the conservation area. It is, therefore considered that the proposed works are of an appropriate scale, mass, height and design to cause no harm to the setting of the listed building and will maintain its character. Similarly, the works will not be detrimental to the street scene or to the character of the surrounding 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.

Due to the location and limited height of the proposed outbuilding, it is considered that there would be no detrimental effects on neighbouring amenities.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character or setting of the surrounding heritage assets or street scene. Similarly, due to its location and scale, it is considered that the proposal is unlikely to have any 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 it is recommended that planning permission be granted for the proposal.

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (4)

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:

Application Form & Certificate Received 1st August 2023
Plans Ref:
Site Location Plan DWG: PP-12334751v1 Received 1st August 2023
Existing & Proposed Site Plans DWG: A03 Received 1st August 2023
Proposed Cabin Elevations & Floorplans DWG: A02 Received 1st August 2023

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

3 The Garden Room hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as 3 Manor Cottages, Fittleton, SP4 9PZ and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit further ancillary accommodation or a wholly separate dwelling.

4 Notwithstanding the submitted plan A02 the windows to be installed in the Garden Room are to be timber framed and maintained as such in perpetuity.

REASON: To maintain the setting of the Designated Heritage Asset known as 3 Manor Cottages.