CASE OFFICER'S REPORT

Application Reference:	PL/2023/06529
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	31 August 2023
Case officer:	Stefan Galyas

Site Address:	GLEBE HOUSE, WEST TOCKENHAM, SWINDON, SN4 7PJ
Proposal:	The proposed works are to add a garden store to provide ancillary accommodation to the main house.
Recommendation:	Approve with Conditions

Site Description
The application relates to Glebe House, a detached two storey dwelling.
The dwelling adjoins a private driveway which leads from Orchard Lane to the north of the site. There are a number of other detached dwellings within the sites' vicinity which are afforded large plots. The site's boundary is comprised of mature planting and hedgerow as well as a small pond to the east of the site. The site's rear (southern) boundary looks out towards the open countryside with extensive views out into the distance.
The site adjoins The Church of St Giles, a grade II* listed building which is located to the northern boundary.
There are some tree preservation orders located to the east of the site, nearby the small pond.
The site is located within Tockenham, a small settlement which does not have a designated settlement boundary. Accordingly, the site is considered to be located within the open countryside for planning purposes.

Proposal
The application seeks planning permission for the erection of a garden store set to the site's eastern boundary. The proposal would make use of rendered walls, a slate roof, powder coated metal framed windows, painted timber double doors and black uPVC rainwater goods.
The proposal would be 5.5m in length, 4.6m in width, have an eaves height of 2.3m and a ridge height of 3.8m.

Policies
Local Context:
Wiltshire Core Strategy (WCS) Adopted 2015
Core Policy 1 – Settlement Strategy
Core Policy 2 – Delivery Strategy
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core policy 58 – Ensuring the Conservation of the Historic Environment

Tockenham Neighbourhood Plan Made 2021
Policy 6 – Settlement Identity
Policy 8 – Development and Housing

National Policy:
National Planning Policy Framework (NPPF) 2023
Paragraphs 2, 11, 12, 47, 110-112, 126, 130, 194 & 195.

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1) – Special regard to be had to the preservation of a listed building or its setting.
Section 72(1) – Special attention to be paid to preserving or enhancing the character or appearance of a 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 be made in accordance with the Development Plan unless material considerations indicate otherwise.

Key Issues
Principle of development
Impact on the Character and Appearance of the Locality Including Heritage Assets
Impact on Adjacent Neighbouring Occupiers
Other Matters

Relevant Planning History
PL/2023/01345 - The proposed works are to alter and extend the house and add a garden studio to provide ancillary accommodation to the main house. Approved with conditions 27/04/23.

Consultation Responses
Tockenham Parish Council: No comment

Wiltshire Council Archaeology: No objection

Wiltshire Council Conservation: No objection. It was noted that the proposal would be 25m south of the grade II* listed Church of St Giles and associated listed monuments set within the churchyard.

Representations
There were no letters of representation received in response to this current application.

Principle of Development
The principle of extending residential facilities in association with the existing residential facilities is considered broadly acceptable and in accordance with Core Policies 1, 2 and 57 of the WCS,

subject to a range of site-specific considerations and compliance with policies found within the Development Plan.

Impact on the Character and Appearance of the Area 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. 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.

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.

It is noted that there is no designated Conservation Area covering Tockenham. The site is set to the southern boundary of the grade II* listed building known as The Church of St Giles.

The conservation area by virtue of its designation is significant in heritage terms and this significance is likely to arise from its aesthetic (fortuitous) value and historical (illustrative) value. It is noted that there is no adopted Conservation Area Statement for Tockenham for proposed development to respect.

In regard to the proposal, no concerns were raised by the Council's Conservation Officer. It was commented that the proposed store building would be 25m south of the grade II* listed Church of St Giles.

It is considered that the proposal would be set in a discrete location in relation to the church and would be positioned within Glebe House's residential curtilage. The outbuilding would be limited in scale, with a maximum ridge height of 3.8m. Additionally, the use of matching and sympathetic materials would reduce the proposed outbuildings visual impact. Therefore, the proposal is considered to result in a neutral impact on the significance of the Conservation Area. It is considered in this case that a condition ensuring that the outbuilding remains ancillary is necessary to ensure the development remains within the same planning unit as the host dwelling.

It is considered that the proposed development would not cause harm to the setting of the listed building. Furthermore, the proposal would be set in a discreet position in relation to the public domain and therefore would not be harmful to the visual amenity of the locality.

Impact on Adjacent Neighbouring Occupiers

Paragraph 130(f) of the NPPF seeks to secure a high standard of amenity for existing and future users. This is further reflected in Core Policy 57vii of the WCS which requires the proposed development to achieve appropriate levels of amenity in respect to neighbouring buildings and within the development itself.

The proposed outbuilding would be positioned around 1.2m away from the eastern shared boundary with Drum Lane House. There would be no side (east) elevation windows which would give rise to an overlooking impact on the neighbouring property. A gap of around 32m would exist between the proposed outbuilding and the neighbouring dwelling and grassed garden amenity space would separate the two buildings. Accordingly, the proposal is not considered to give rise to an unacceptable overbearing impact on the neighbouring property. It is noted that no letters of representation were received in response to the scheme.

It is considered that the proposal would not result in significant harm in regard to overshadowing, loss of outlook or noise impact on neighbouring properties.

Conclusion
The proposed development is considered to accord with Core Policies 1, 2, 57 and 58 of the Wiltshire Core Strategy, Policy 6 and 8 of the Tockenham Neighbourhood Plan and relevant paragraphs of the NPPF. Accordingly, it is recommended that the application be approved.

Recommendation
That planning permission be GRANTED 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:

2217/03_101 Site Location Plan
2217/03_102 Existing Site Plan
2217/03_103 Proposed Site Block Plan
2217/03_103 Proposed Floor Plans, Elevations & Floor Plans
All received 02/08/23

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Glebe House, Orchard Lane North to Junction with Primrose Hill, West Tockenham, SN4 7PJ 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 a wholly separate dwelling.

Informatives: (4)

5 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

6 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

8 Tree roots are normally located in the first 600mm of soil. Roots that are exposed should be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible. Roots smaller than 25mm diameter can be pruned back making a clean cut with a sharp tool. Roots occurring in clumps or over 25mm should be severed only following consultation with a qualified arboriculturist, as such roots might be essential to the tree's health and stability. Prior to backfilling retained roots should be surrounded with topsoil or uncompacted sharp sand (builders sand should not be used because of its high salt content, which is toxic to tree roots).