CASE OFFICER'S REPORT

Application Reference:	PL/2023/06916
Application Type:	Householder planning permission
Site Inspection:	Not revisited
Consultation ends:	28 September 2023
Case officer:	Julie Mitchell

Site Address:	79 Sunton, Collingbourne Ducis, Marlborough, SN8 3DZ
Proposal:	Removal of old wooden chicken coop (now demolished as unsafe) at the south end of the garden and erect a shed/ workshop outbuilding in its place with a small patio area at the shed entrance (facing North) and sleeper allotment/garden beds and erection of a small summerhouse at the southern end of the garden.
Recommendation:	Approve with Conditions

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP57 Ensuring high quality design and place shaping
CP58 Ensuring the Conservation of the Historic Environment

Relevant Planning History
PL/2023/00263 - Certificate of lawfulness for use of land as garden - Granted

Consultation Responses

Collingbourne Ducis Parish Council
No comments received.

Conservation Officer
The buildings proposed are relatively modest in height and having accepted that this has become private garden, I am satisfied that they would cause no significant harm to the character of the CA or the setting of the listed building.

Representations

No third party representations received.

Planning Considerations and 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.

Principle of Development:
The proposal is for householder development of an outbuilding of a domestic scale sited on land which has recently been confirmed as forming part of the garden for the existing dwelling via a lawful development certificate. The principle of development is therefore considered acceptable subject to site specific considerations.

Visual, Landscape and Heritage Impacts:
The site lies within undesignated landscape. 79 Sunton is a Grade II listed dwelling and the site lies within the Conservation Area. The site is not historically part of the curtilage to the listed building but was maintained as garden land for sufficient time for an LDC as domestic curtilage to be granted.

A disused chicken coop is to be removed from the site. The proposed development consists of a 'shed/workshop' measuring approximately 4.5 metres by 3 metres with a pitched roof of approximately 2.5 metres in height constructed of preserved timber frame and painted shiplap cladding and a 'summerhouse' measuring approximately 2.4 metres by 1.75 metres with a hipped roof of approximately 2.5 metres in height constructed of timber frame with a painted shiplap timber exterior. The proposal states that the use of the shed and summerhouse is for hobbies and enjoyment of the garden.

The visual impact would be acceptable for householder type development which would appear to be of a domestic scale and ancillary to the existing dwelling. The Conservation Officer has commented that the buildings are relatively modest in height and, having accepted that this has become private garden, is satisfied that they would cause no significant harm to the character of the CA or the setting of the listed. Therefore, the relationship of the development and its scale and design are not considered to harm the setting of the Listed Building or the character and appearance of the Conservation Area.

Neighbour Amenity:
The nearest non-related dwelling on the eastern side of Marlborough Road is Island House, the boundary to the curtilage of which is approximately 25 metres from the boundary of the site with agricultural land between the two properties. The scale and nature of development is not considered to have any demonstrable effect of the amenities of this dwelling. The curtilage of Victoria House is approximately 60 metres to the south of the site. The dwellings to the west of the site on the opposite side of Marlborough Road are closer to the site, with Holmlea being the closest with its boundary being approximately 14 metres from the site boundary. However due to being on the opposite side of a main road is not considered to be affected by the nature and scale of the development. No third party representations have been received.

Highways Safety:
The access to the site would be unchanged and no new access is proposed.

Conclusion:
The proposed structures are constructed of timber and extend to a height of 2.5 metres. The scale of the structures is appropriate for domestic outbuildings and the LPA can be satisfied that the use would be incidental to the use of the dwelling and its garden as a result of a previous lawful development certificate in respect of the use of land. The scale and nature of development would not cause harm to the setting of the host listed dwelling, the character and appearance of the Conservation Area, streetscene or wider landscape setting and would not material harm the amenities of neighbouring occupiers. Therefore approval is recommended.

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:

Location Plan, Block Plan and Site Layout Plan undated
Plans and elevations dated August 2023

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