CASE OFFICER'S REPORT

Application Reference:	PL/2023/06364
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	25 August 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	SANDHILL COTTAGE, SAND STREET, LONGBRIDGE DEVERILL, WARMINSTER, BA12 7DN
Proposal:	Proposed extension and alterations to existing outbuilding (revised application Ref: PL/2022/08187)
Recommendation:	Approve with Conditions

Proposal and Site Description

The site comprises a two-storey detached dwelling located off Sand Street within Longbridge Deverill. Sandhill Cottage is believed to date from the Victorian period and therefore merits being considered a Non-Designated Heritage asset. The host dwelling lies within the Cranborne Chase Area of Outstanding Natural Beauty, which is a designated International Dark Sky Reserve. The application site also lies within the recreational impact zone of the Salisbury Plain Special Protection Area for birds.

This application seeks to erect single storey extensions and alterations to the existing outbuildings. The application site received consent benefits from extant permission PL/2022/08187 for similar works. This scheme seeks to replace the consented pitched roofs of the extension with flat roof forms, alongside other minor alterations to some fenestration. The works would facilitate additional ground floor living space alongside two bedrooms with en-suites and a studio.

Policies

National Context:

National Planning Policy Framework (NPPF) 2021
Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
CP2 - Delivery Strategy
CP31 - Warminster Community Area Spatial Strategy
CP50 – Biodiversity and Geodiversity
CP51 - Landscape
CP57 - Ensuring high quality design and place shaping
CP58 - Ensuring the Conservation of the Historic Environment
CP60 – Sustainable Transport
CP61 – Transport and Development
CP64 – Demand Management

Cranborne Chase AONB Management Plan
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues
Principle of Development
Design and Visual Impact on the Non-designated Heritage Asset
Visual Impact on the Cranborne Chase AONB
Impact on Neighbouring Amenity
Highways Impact
Ecology

Relevant Planning History
W/79/01207/HIS Extension to existing cottage to be used as study - Approve with conditions
19/07771/FUL Proposed extension and alterations to Sandhill Cottage together with new parking area - Approve with conditions
PL/2022/08187 Proposed extension and alterations to existing outbuilding (revised application Ref: 19/07771/FUL) - Approve with conditions

Consultation Responses
Longbridge Deverill Parish Council: No objection

Representations
The application was advertised by neighbour notification and by the display of a site notice. One letter was received from a neighbouring occupier querying the location of the air source heat pump. The matter raised will be appraised within the Neighbouring Amenity section.

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 proposed development comprises of an extension to an existing dwelling and would form part of the host property and would be wholly contained within the established residential curtilage associated with the property. As such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact on the Non-Designated Heritage Asset
The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance'

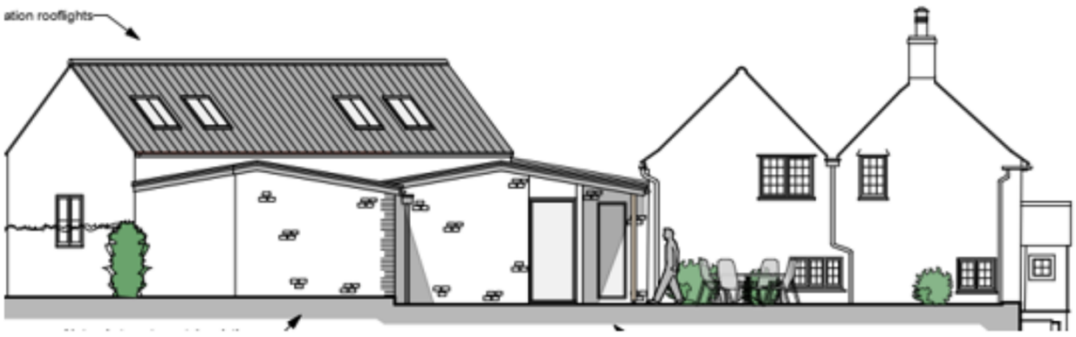
Core Policy 57 requires 'a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting'

Paragraph 203 of the NPPF requires 'local planning authorities to take account of the ‘effect of an application on the significance of a non-designated heritage asset. In weighing up applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’

Based on site observations and the historic mapping records (Landmark Epoch 1 dated 1868-1899) which dates back to the 19th century, the property known as Sandhill Cottage is identifiable on the historic map and merits being considered as a non-designated heritage asset. Built in the Victorian era, it has some historical importance, and the significance is formed from its traditional construction materials as the contribution it makes to the immediate environs.

The host dwelling benefits from an elevated detached position located of Sand Street within the north-eastern end of the village. The application site consists of a detached two storey cottage with a range of single storey detached buildings to the rear curtilage, comprising of external storerooms and a garage.

The application site benefits from extant permission (PL/2022/08187) to convert the buildings to ancillary habitable accommodation, and this scheme seeks minor alterations to the previously approved plans.



Previously approved south side elevation

The application seeks to covert the existing outbuildings by marginally extending the existing store on the eastern elevation, erect a single storey garden room to the southern elevation of the outbuildings and insert a store building to link the detached range of outbuildings to the host dwelling.

The applicant seeks to replace the approved pitched roof extension on the south elevation with a flat roof alternative sitting at a height of c.3m, as illustrated below. The applicant also proposes to utilise Sarnafil flat roofing with concealed gutters and metal fascias, which deviates from the previously approved zinc roof material. Other revisions include reducing the amount of glazing on the southeast elevation, removing a previously approved window on the north elevation that faces

the public highway and the conservation rooflights on the northern roofscape. The window on the west elevation would also be marginally widened.



Proposed south side elevation

Sandhill Cottage and the extended outbuildings consist of natural stone and brick and the proposed extensions seek to implement matching materials in the interest of preserving the heritage of the non-designated heritage asset. The revisions to the previously approved plans are supported and the replacement materials and deemed to be more in keeping with the host dwelling and it is considered that the structure would sit comfortably within the immediate setting and wider landscape.

The proposed works would constitute a limited footprint within the extended built form to the rear of the host dwelling therefore the works would be deemed to be commensurate to the host dwelling and application site. The extensions would sit as subordinate additions to the host dwelling, with reduced ridge heights and materials mirroring the existing built form.

Taking into consideration the scale of the proposed revisions to the previously approved development combined with the proposed design, materials and scale, it is considered that the development would not harm the significance and / or character of the non-designated heritage asset. The proposed scheme therefore complies with Core Policy 57 and 58 of the WCS and Paragraph 203 of the NPPF.

Visual Impact on the Cranborne Chase AONB

The NPPF states in paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty, and the extent of development within AONBs and National Parks should be limited.

Core Policy 51 of the adopted Wiltshire Core Strategy states “great weight will be afforded to conserving and enhancing landscapes and scenic beauty”.

Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to 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

The application site lies within a Special Landscape Area of the Cranborne Chase Area of Outstanding National Beauty, which is an international dark sky reserve, therefore due consideration has to be given to any development that may adversely impact upon the scenic quality of the special landscape designation.

Policy PT26 of The Cranborne Chase AONB Management Plan 'seeks to work with local authority partners to ensure that within the AONB and its setting, extensions to permanent buildings are only supported where: The proposed extension does not materially impact on the special qualities of the AONB, especially through its height or bulk and the size and scale of the extension is not disproportionate to the existing building.'

Officers have appraised the scheme and given the scheme relates to single storey extensions, with the majority of the built form contained within the private residential curtilage of the host dwelling. without any direct views afforded from the street scene, no concerns are raised in relation to the impact on the AONB. The use of matching stone elevations to the existing is considered to be respectful of the natural setting and would not appear out of context with the host dwelling.

It is considered that the proposal would not detrimentally impact the wider much valued landscape character of the AONB, as any additional form would be erected within the built envelope of the application site. As such the proposed development is considered to meet the requirements of CP51 and CP57 of the WCS and section 176 of the NPPF.

Neighbouring Amenity
Core Policy 57 of The WCS states that 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 through 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 (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant’s private garden to the rear, replicating the existing arrangement of the host dwelling and the windows inserted on the north and west elevations would be inserted at ground floor overlooking Sand Street therefore, no overlooking concerns are raised.

The neighbour at No.61a Sand Street raised concerns that the previously approved air source heat pump was to be repositioned to the south elevation closest to the common shared boundary which could give rise to noise disturbance . Following liaison with the applicant revised plans were received (29.08.2023) annotating the heat pump in the previously approved position, in the interests of preserving private residential neighbouring amenity .

The existing store that adjoins the garage building would be extended by 1.5m in length on the south elevation and officers acknowledge that this would present an additional mass at ground floor adjacent to the common shared boundary with the neighbour at No.61a Sand Street. However, given the single storey nature of the build with a separation distance of 3m to the rear elevation of the adjacent dwelling no overbearing concerns are raised.

The additional form would be erected on the south elevation of the existing store so any overshadowing would be limited to the early morning hours for a limited period only, however it is acknowledged that the proposed development would result in a degree of overshadowing. It is equally important to appreciate that there is already a degree of overshadowing created by the host property and the fenced boundary. The proposed extension would cast a shadow across the property at No.61a at certain times of the day and year (depending on the sun's orbit position and angle) however officers are satisfied that the effect of the development on the neighbouring property at No.61a would be nominal and acceptable.

Given the scale of the development proposal, it is considered that the proposed extensions would not result in an unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

Other Matters

The Parish Council previously requested that access along Sand Street be maintained at all times during the construction period and that the developer makes good all surrounding verges and banks on the completion of the works. An informative would be added to ensure authorisation is received from the local authority vehicle access team to carry out works on the highway.

Highways

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards.

The development proposal would increase the number of bedrooms and in order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m). The proposed scheme would remove the existing garage, therefore 3 off road parking spaces would need to be provided within the front driveway. Whilst the applicants would be able to park two cars on the existing driveway, it is unlikely that the applicants would be able to accommodate the parking of an additional third vehicle on-site unless the existing front driveway was extended.

However, the highways officer was consulted on the previous consented scheme, which proposed a similar parking arrangement, and raised no objections, subject to conditions. Therefore in this instance bearing in mind the unrestricted on-street parking in the vicinity, the property would adequately accommodate the required 2 parking spaces within the property and the unrestricted parking opportunities along the frontage of the property could make up for any deficit should the property owners have any need to accommodate a third vehicle.

The proposal retains the existing access and would not give rise to significant harm in terms of highway safety. In terms of Para.111 of the NPPF, any displaced parking in the locality would not cause such harm that refusing permission on these grounds would be reasonable or justified. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 111 of the NPPF.

Ecology

CP50 of the adopted WCS and the NPPF requires the local planning authority (LPA) to ensure the protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to extensions to existing accommodation only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

RECOMMENDATION: Approve with 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 and documents:
Location Plan - Received 27.07.2023
Existing Plans and Elevations DWG No 1150/1 - Received 27.07.2023
Proposed Elevations DWG No 1150/2A - Received 27.07.2023
Proposed Ground Floor Plan and Site Plan DWG No 1150/3B - Received 29.08.2023

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

3 The development hereby permitted shall not be first brought into use/occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4 The gradient of the new parking area shall not at any point be steeper than 1 in 15

REASON: In the interests of highway safety.

Informatives: (1)

5 The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from the local highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the Council's Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.