Wiltshire Council Planning Consultation Response

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Officer's Title: Planning Officer

Application No: **PL/2023/08323**
Conversion of coach house into dwelling to include the creation of a new access onto Chandlers Lane
Old Manor Farm, Chandlers Lane, Bishops Cannings, SN10 2JZ

Please find following comments in respect of the above application(s).

Recommendations:

X	Comment (for reasons set out below)
	Support
	Support subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory test is set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The Council's Core Strategy 'Core Policy 58: Ensuring the conservation of the historic environment' requires that designated heritage assets and their settings will be conserved and where possible enhanced. It is also required that distinctive elements of Wiltshire's historic environment, including

non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development…
ii. the retention and enhancement of existing important landscaping and natural features…
iii. responding 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.

Site: The property is a non listed heritage asset (Non Designated Heritage Asset) located within Bishops Cannings Conservation Area

Proposal: The application seeks the conversion of the coach house into a dwelling to include the creation of a new access onto Chandlers Lane

Relevant planning history: PL/2022/03505 Erection of a dwelling to replace the fire damaged Old Manor Farmhouse and for the coach house to be converted to ancillary residential accommodation to this new dwelling (approved)

Issues: Impact on character and appearance of conservation area; impact on significance of Non Designated Heritage Asset

Assessment: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the application is accompanied by a "Design and Access Statement" which provides sufficient information to understand the impact of the proposal and is proportionate to the scope. The requirements of the NPPF are therefore met in this respect.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

The site to which this application relates is a single storey brick built building with a slate roof which was formerly the coach house to Old Manor Farmhouse – a property which burnt down and which now has planning approval to be replaced. The building runs at right angles to the road and has its principal openings on the southern wall, facing into the site. The building was previously considered to be curtilage listed, however the listed building has now gone. As such, whilst now not curtilage listed, the building remains of interest within the village and is within the Bishops Cannings Conservation Area.

Planning permission was granted in August 2022 (PL/2022/03505) for the erection of a dwelling to replace the fire damaged Old Manor Farmhouse and for the coach house to be converted to ancillary residential accommodation to this new dwelling. The conversion would be a similar design to that previously approved as an annexe (although 2 bedroom), with the main differences being that a

separate drive and access would be provided for the conversion and its occupation would not be linked to the neighbouring replacement dwelling.

Whilst there is no heritage objection in principle to the conversion and new access, this is subject to a sensitive design.

At the current time the conversion proposal would include expanding the residential use into two areas of the building used as garaging, thereby displacing parking for two cars externally of the building. The car parking is proposed to the left of the front elevation and would result in a cramped for of development with parking being directly next to the building. My preference would be to keep the garage to the right of the coach house as a garage, as this historically appears to be a separate structure and would avoid knocking through of the original external wall. There is no heritage objection to the left hand garage being converted as there has been alterations to this part of the structure.

Details are also requested of external boundary treatment subdividing the plot and any patio area(s).

Summary & conclusion: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

Further amendments and information is therefore required before a final assessment of this proposal can be made.