CASE OFFICER'S REPORT

Application Reference:	PL/2023/05727
Application Type:	Householder planning permission
Site Inspection:	31st August 2023
Consultation ends:	6th October 2023
Original Target Date:	7th September 2023
Extended Target Date:	14th November 2023
Case officer:	James Repper

Site Address:	THE OLD RECTORY, LITTLE LANGFORD, SALISBURY, SP3 4NU
Proposal:	Erect four bay garage
Recommendation:	Approve with Conditions

SITE DESCRIPTION:
The application site is a detached former rectory located in the non-designated settlement of Little Langford immediately next to the Grade II* Listed St Nicholas' Church. Being part of a non-designated settlement the site is located within the countryside, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). Due to the remote nature of the site, the nearest residential building is located approximately 180+ metres from the proposed garage site.

PROPOSAL:

This is a householder planning application proposing the building of a double carport and double garage building with incidental space above plus associated works. The proposals have undergone revision during the planning application process in response to comments made by the conservation officer.

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

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
C24 Extensions to Buildings in the Countryside
H31 Extensions to Dwellings in the Countryside

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)

CP4 (Spatial Strategy for the Amesbury 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)
Cranborne Chase Partnership Plan (2019-2024)
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:

Conservation – No Obejction

- After discussion and revisions to the proposals, I'm satisfied that the proposed simplified garage would not have a significant impact on the setting of the church or the undesignated heritage assets of the site itself.
  - Original comment:-

  The Old Rectory is unlisted but lies immediately to the N of the II* listed church. The church was subject to substantial rebuilding in 1863-4 by TH Wyatt, an architect renowned for such work. Pevsner says that Wyatt was probably responsible for the design of the replacement rectory of 1872 and its associated coach house, and they are clearly a close group of high quality buildings. There are some mature trees but they have no protection and their screening between the two sites cannot be guaranteed to remain. The Old Rectory and its coach house should be considered undesignated heritage assets.

  The proposed garage building is pretty substantial and would be prominent from the drive shared with the church. The choice of materials is rather agricultural and out of place alongside the otherwise genteel architecture of the site. The large dormer to the front is perhaps intended to reflect the fine stone and flint gable of the coachhouse, but on this building and in these materials it would look very odd indeed and adds significant bulk that isn't justified by the use. I would be glad to discuss revisions.

Highways – No Objection

- The site is accessed off a private drive which along with the vehicle access is not proposed to be altered as part of this application.

Steeple Langford Parish Council – No Comment

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:
Saved policy H31 from the Salisbury District Local Plan 2003 states that In the countryside extensions to existing dwellings will be permitted provided that:

a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;

b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;
c) The extension would not create, or be capable of creating, a separate dwelling.

Saved policy C24 From the Salisbury District Local Plan 2003 states that:

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Guidance from the Cranborne Chase Partnership Plan 2019-2024 states:

Extensions to existing permanent buildings are only supported where:

i. the proposed extension does not materially impact on the special qualities of the AONB, especially through its height or bulk; and

ii. the size and scale of the proposed extension is not disproportionate to the existing building; and

iii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing.

iv. The size and scale of any garage or outbuilding within the curtilage of a dwelling in the AONB and its setting must be proportionate to the dwelling.

Furthermore, 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. This principle acceptability is however subject to the detail, such as its 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 16 of the Act states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, 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 causes ‘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.

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, whilst the proposed building cannot be considered “small” given the context of the site and scales involved, it is considered to be relatively minor in terms of scale and mass. The building is considered to be subservient to the existing building both in scale and in materials due to the use of wooden cladding to depict the as more “barn-esque” in relation to the main dwelling and coach-house. The changes in the design of the proposed building have consolidated this subservient nature and it is considered that the building will not cause harm to the setting of the nearby St Nicholas’ Church and due to the remote nature of the site would not affect the street scene of have any tangible impact on the character of the surrounding 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 limited scale of the building and the distance from neighbouring properties, it is considered that there would be no effects on neighbouring amenities.

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

RECOMMENDATION:
Approve subject to the following conditions

Conditions: (3)

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:

Application Form & Certificate Received 12th July 2023
Plans Ref:
Site Block & Location Plans DWG: 5167 P01 Received 12th July 2023

Revised Garage Plans & Elevations DWG: 5167 P02 Rev A Received 3rd October 2023

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

3 The carport, garage and storage building hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as The Old Rectory, Little Langford 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.