CASE OFFICER'S REPORT

Application Reference:	PL/2023/06144
Application Type:	Householder planning permission
Site Inspection:	29 September 2023
Consultation ends:	21 August 2023
Case officer:	Helena Carney

Site Address:	SANDRIDGE LODGE, BRICK HILL, BROMHAM, CHIPPENHAM, SN15 2JL
Proposal:	Proposed porch and BBQ shelter
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

ISSUES

- Impact upon the amenity of occupiers of neighbouring properties
- Impact upon visual amenity
- Impact upon the listed building and its setting

REPRESENTATIONS

Melksham Without Parish Council: no objection

Wiltshire Council Conservation Officer: in summary, there is no objection in principle to the lean-to BBQ shelter but concerns raised regarding the proposed porch and amendments were requested (full comment is available to view on the council's website and in the assessment of the impact on the listed building section below).

Assistant County Archaeologist: no objections, commenting “There are no archaeological issues that I would wish to raise in this instance”

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

• W/96/00949/FUL - Demolition of conservatory and erection of two storey extension and associated alterations – Approve with conditions
• W/96/00950/LBC – Demolition of conservatory, construction of two storey extension – Approve with conditions
• W/97/00727/LBC - Rebuild collapsing wall to former drawing room, inclusion of small window in rear elevation – Approve with conditions
• W/05/01507/FUL - Garage and storage building – Approve with conditions
• W/10/02534/S73- Renewal of extant planning permission W/05/01507/FUL for the erection of garages and storage – Approve with conditions
• 17/04299/FUL - Erection of triple garage/store and associated works – Approve with conditions
• 18/08149/FUL - Proposed porch, BBQ Shelter, decking and associated works, Approve with conditions
• 18/08370/LBC - Proposed porch, BBQ Shelter, decking and associated works, Approve with conditions

ASSESSMENT

The application site relates to Grade II listed Sandridge Lodge, a two-storey detached property constructed in the late 18th to early 19th century of brickwork under a double Roman tiled roof. According to the listing, the property was formerly a hunting lodge. The property sits within a generous sized plot and is set into the hillside. There are no nearby neighbouring properties.

The statutory listing description for the property is as follows:

> *ST 96 SW MELKSHAM WITHOUT SANDRIDGE HILL (south side)*
>
> *4/203 Sandridge Lodge*
>
> *II*
>
> *House. Late C18 to early C19. Brick, double Roman tiled roof, brick stacks. House with 2-span roof and C19 and early C20 extensions. 2 storeys and attic, 4 windows. Entrance door is in le| return; in the le| one of a pair of 3-storey canted bays with angle buttresses. Each face of bays has one diamond-leaded casement to ground and first floor, one small casement to attic storey of bays. To le| of entrance is wing of early C19 with blocked door and same diamondleaded casements to ground and first floor. Facade to right of entrance gable end is English bond brick and has four diamond-leaded casements to ground and first floors. Interior: fireplaces have brick segmental arches, moulded door cases. This C18 house-altered in C19; steeply pitched roof formerly thatched and casements were sashes prior to alteration of c1860. Property of Marquis of Anglesey in C17 and said to have been a hunting lodge. An unusual design.*
>
> *Listing NGR: ST9449064705*

Proposals:
The application seeks planning permission for the following:

• Construction of a covered porch to the eastern elevation of the host dwelling to be constructed of British green oak posts set on sandstone saddlestones, under a slate tiled roof; and
• Construction of a covered BBQ Shelter to the western elevation of the existing garage to be constructed of British green oak posts set on sandstone saddlestones under a slate tiled roof and horizontal weatherboarding to the side elevations/apex of the roof.

The above proposals were approved under planning application reference numbers 18/08149/FUL & 18/08370/LBC. However, as these permissions were not implemented and have expired, this application is essentially seeking a renewal of the previous permission.

The proposed porch and BBQ shelter subject of this application, is as previously approved.

Impact upon amenity of occupiers of neighbouring properties:
There are no nearby neighbouring properties that stand to be affected by the proposed development.

Impact upon visual amenity:
The adopted Wiltshire Core Strategy Core Policy 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and effectively integrate into its settings.

The proposals are considered to be modest in nature and will be well contained within the residential curtilage of the host dwelling and not visible from public vantage points. Therefore it is considered that the proposed development will not cause harm to visual amenity of the surrounding area.

Impact upon the listed building and its setting:
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] 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.

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.

The adopted Wiltshire Core Strategy Core Policy 58 requires that designated heritage assets and their settings will be conserved and where possible enhanced.

The council’s Conservation Officer was consulted on the proposals to consider the impact upon the listed building and its setting and she provided the following assessment:

“**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, Heritage and Access Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to their 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.

Sandridge Lodge is a Grade II Listed dwelling located to the West of Bromham. The dwelling dates from the late-eighteenth to early-nineteenth century; with extensions added in the twentieth century. The dwelling is large, with the principal elevation facing south. The garage is located to the east of the dwelling and appears to be nineteenth century in origin.

The proposal seeks to erect a covered porch over the kitchen entrance to the dwelling and a covered BBQ shelter against the garage.

In heritage terms there is no objection in principle to the proposed lean to BBQ shelter to the garage since this would be a modest simple structure to this traditional outbuilding and would not obscure any architectural features. Although, the details are requested for rainwater goods and the saddle stones.

Regarding the proposed porch, this would be sited on the eastern elevation and would fill in the stepped plan form of the corner of the house. This corner would have been seen from the historic driveway and approach leading up to the main house. Whilst there is no objection to a simple lean to porch canopy on the kitchen elevation of the house, it is considered that the proposed porch is excessive in size/width and would infill the historic plan form. Whilst it is acknowledged that this element of the building now serves as the service wing of the house, one of the timber posts would also obscure the window to the kitchen and the wrap around extension would be an extension to an existing extension, which would further dilute the historic plan form of the building. The roof form with its proposed lead clad upstand adjoining the existing catslide extension would also appear awkward and have an odd relationship with the existing mono pitched slate roof extension.

Regarding the plethora of modern plastic pipework on the east elevation of the main house, this does not appear to have had LBC for any of these works.

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.

As such design amendments are requested to the proposed porch to the mainhouse and additional details for the BBQ store”.

The Conservation Officer’s concerns regarding the proposed porch and request for design amendments are duly noted. However, as mentioned above, the proposed porch and BBQ shelter

subject of this application is as previously approved under planning reference numbers 18/08149/FUL & 18/08370/LBC.

It is also noted that in consideration of the previous applications, the Conservation Officer at that time had no objection to the proposed porch and BBQ shelter, commenting as follows:

"The proposals are for a light touch connection to the building and would add some elements that would not be discordant with the character of the building. The elevation with the kitchen door already has a number of additions, small in scale, and this proposed open sided porch would continue that tradition. Equally, the proposed woodstore on the garage would not result in harm to that building or the main listed building due to its traditional form. I consider that these additions would result in no harm to the character and fabric of the listed building."

As the proposed porch was previously deemed acceptable and the proposed porch subject of this application is as previously approved and with no material change in planning policy, it would be unreasonable to seek design amendments under this application.

The applicant has provided details of the proposed materials to be used in the construction of the proposed porch and BBQ shelter (sandstone saddlestones, British green oak posts, timber weatherboard, slate roof tiles and metal rainwater goods). These can be seen in the photographs below taken during the officer's site visit:





These are considered to be high quality materials appropriate for the setting.

It is therefore concluded that the proposed development will not cause harm to the listed building and its setting and is considered acceptable.

Conclusion:
The proposed application seems fitting with regards to scale, design and materials. The proposals are considered acceptable in the context of its surroundings and in accordance with the general criteria set out in the aforementioned policies of the local development plan.

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:

Application Form
Design,Heritage and Access Statement, Ref:3481.STAT
Applicant email dated 3 October 2023 confirming materials
Location Plan
Proposed Plans and Elevations of Dwelling and Garage - Shelter and Porch, Drawing number: 3481-03

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