CASE OFFICER'S REPORT

Application Number: PL/2023/07235 and PL/2023/06968

Address: HOPE HOUSE, LOWER ROAD, QUIDHAMPTON, SALISBURY, SP2 9AS

Proposal: Conversion of outbuilding to home office with bathroom and first floor guest room.

Date of Inspection:
N/A
Consultation Expiry:
28/09/23
Press Advert:
07/09/23

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment

Planning (Listed Building and Conservation Areas) Act 1990
Section 72

REPRESENTATIONS :

Quidhampton Parish Council – Support

Conservation – No objection, subject to conditions

Third Party Comments **–** None received.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon the setting of Heritage Assets
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the area and impact upon the setting of a Listed Building

Wiltshire Core Strategy Core Policy 57 states:

> *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. 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….*
>
> *In addition, The Conservation policies of the local plan and the NPPF seek to ensure that the existing significance, character and setting of the Conservation Area and any listed buildings would be preserved or enhanced.*

Hope cottage is a semi detached residential property, Grade II Listed, located along Lower Road which boasts an existing outbuilding opposite the property within the driveway.

The proposal seeks approval to raise the existing ridge height of the outbuilding to be level to the attached neighbouring garage ridge height and erect a single storey lean-to extension to the side elevation of the outbuilding projecting towards the front boundary of the site. The first floor would be used as a home office/ancillary accommodation, with an entranceway and shower/WC at ground level.

The proposed ridge height increase to the outbuilding is a minor alteration and would continue the existing flow of the neighbouring outbuilding.

The proposed single storey extension would be located behind the front boundary wall with only the sloping roof visible from within the streetscene. Although clearly visible the addition would appear subservient and would not be overbearing.

The proposed materials are considered to be appropriate in ensuring the setting of the Heritage asset is upheld.

It is noted that the property to the East of the outbuilding is also Withy House is also listed. This property is set away from the shared boundary and it is considered that the proposed works would not result in any harm.

The Councils Conservation Officer was consulted on the proposal and provided the following comments:

The scheme has been revised in response to most of my earlier comments. The revised design for the porch/shower extension on the north side with a leanto roof, while not invisible, has far less visual impact on the streetscene and would sit comfortably enough, while pushing its entrance to the east, away from the gateway, better preserves the relationship between the existing structures and reduces the visual impact of the new entrance. Rebuilding the boundary wall is acceptable, subject to replicating the bond and agreement of the mortar mix/colour.

Details of rooflights should be provided by condition, those on the roadside should be the smallest possible, fitted flush with the slates, and have minimal visible frame. Rainwater goods should be of cast iron or Aluminium rather than UPVC. Details of all the new doors can be requested by condition.

Raising the roof of the existing building should be done by addition of new bricks and pointing to match the existing - it should be explicitly stated that the consent does not cover any demolition of the building. A 'lead upstand' is indicated on the drawings, although this presumably means a brick upstand covered with lead - if this element is essential, it would be preferable to have a stone coping instead of lead. **This element has now been addressed via revised plans.**

Therefore, the proposal is acceptable, subject to final details via conditions and is considered to accord with the NPPF and Core Policy 57 and 58.

Impact upon Residential Amenities

Policy CP57 also states:

vii. 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 (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

The proposed increase in ridge height to the existing outbuilding will be level with that of the attached outbuilding present serving the neighbouring property and with the outbuilding itself being stepped away from any residential properties the increase is not considered to pose any harm in terms of any potential overshadowing or loss of light.

The single storey element is again positioned away from any neighbouring properties and its scale ensures in would not result in any harm.

The proposal does not incorporate any window opening of concern with one rooflight upon the front elevation roofslope facing the application site itself and two small side roofslope rooflights facing onto Lower Road. These windows allow natural light into the rooms and not specifically any views.

The outbuilding/accomodation can be conditioned to remain ancillary to the main dwellinghouse only.

Conclusion:

On balance, the proposal, due to its position and scale is considered to sit sympathetically within the plot and would not result in any harm upon the overall character and appearance of the area or upon the setting of any Heritage Assets. Therefore, the application is considered to to comply with Section 66, CP57, CP58 and Chapter 16 of the NPPF & Planning (Listed Building and Conservation Areas) Act 1990 Section 72.

RECOMMENDATION: Approve, with conditions.