Wiltshire Council Planning Consultation Response

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Application No: **PL/2023/08174**
Construct a new build 3 bedroom dwelling in the area to the west of the current dwelling. Construct a retaining wall to the rear of the new property with an out building/shed to the rear right and associated parking and driveway to the front of the dwelling.
Land adjacent 70 Court Hill, Potterne, Devizes, SN10 5PN

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 tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

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 site is a detached two storey non listed house set in a large garden plot. The house is directly opposite to two Grade II listed buildings.

Proposal: The proposal seeks to construct a new three bedroom dwelling in the side garden to the west of the existing house. Also to construct a retaining wall to the rear of the new property with an out building/shed to the rear right and associated parking and driveway to the front of the dwelling.

Relevant planning history: PL/2023/05587 – Two storey side extension, re-roof garage from flat to pitched, alterations to doors and windows - approved

Issues: Impact on the setting of listed buildings

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 not supported by a Heritage Statement and fails to provide any objective assessment of the impact of the proposal on the setting of the listed buildings and, as a result, it fails to meet the requirements of the NPPF.

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 proposed dwelling would be set back from the road behind a parking area and what appears to be boundary planting. This would have an adequate relationship to the existing house.

Whilst in heritage terms there is no objection to a sensitively designed proposal, details of the proposed retaining wall are missing from this application. Also it would be helpful to have a streetscene that shows the proposed dwelling in relation to the existing dwelling to show relative storey heights. Details of the front boundary treatment would also be of assistance.

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 further details are requested, as set out above in order to allow a proper assessment of this proposal.