DELEGATED REPORT

Application Reference:	PL/2023/04785
Application Type:	House Holder Planning permission
Site Address:	11 Bowden Hill, Lacock, SN15 2PW
Proposal:	Demolition of Existing Shed and Erection of Two bay single storey wooden oak framed garage.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application proposes a detached single storey double garage. The elevations are proposed of timber larch feather edge cladding. The roof is a pitched roof in weathered double roman roof tiles to match those used on the existing rear extension of the dwelling. The garage is set to the front and side gardens of the property accessed from the existing driveway and parking area.

The proposed building will be approximately 5.4 metres wide by approximately 5.1 metres deep. The height to the eaves is approximately 2.4 metres the height to the ridge is approximately 4 metres.

Revised plans have been received during the life of the application to reduce the height of the roof from approximately 4.8 metres to the ridge to approximately 4 metres at the ridge.

An additional plan to show a street scene view of the building has also been provided. There is an existing hedge to the front boundary of the property of a height varying from approximately 2 metres to 2.5 metres. The hedge is shown on the plans provided to remain in place, the garage commences approximately 1.2 metres in from the hedge.

The proposal is made as an application for a building ancillary to the existing dwelling house.

SITE DESCRIPTION/CONTEXT

The property known as 11 Bowden Hill is constructed of rubble stone with a thatched roof and a later two storey rear element with clay tiles at the rear. The property is semi-detached set back from the highway at Bewley Common. Access is across an area of common land over a track of unmade up ground with remaining grass to the centre, this is approximately 16 metres in length. The cottage is not listed but set in the Bowden Hill Conservation Area approximately 1 Kilometre east of the village of Lacock. There are listed buildings nearby, No. 7 Bowden Hill to the opposite side of the highway approximately 57 metres to the west and further up the hill at approximately 160 metres distance is no.15 Bowden Hill also GDII Listed. The property no. 11 Bowden Hill is set on level land at Bowden Hill before the land starts to rise more steeply to the north east.

The property is enclosed by timber picket fence to the immediate front boundary allowing views of the cottage, a mature tree is sited close to the front boundary fence but on the common land. The existing parking and small store building to the side garden is set behind a mature hedge which varies in height from 2 metres to approximately 2.5 metres. The further side and rear gardens back onto farmland with a wooded area beyond.

A Public Footpath (LACO18) runs parallel to the front boundary of the property with the picket fence and hedge and follows that of the neighbouring properties no. 10 and 8 Bowden Hill running northwest meeting further footpaths at Bewley Common beyond.

PLANNING HISTORY

78/01443 – Septic Tank -PER

75/01373 – Garage - PER

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 11: Spatial Strategy for Corsham Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes
Section 6 Building a strong, competitive economy
Section 12: Achieving well designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

ISSUES

- Principle of Development
- Scale and design
- Landscape and visual impacts
- Heritage
- Residential amenity
- Access and parking
- Public Footpath

CONSULTATION

Lacock Parish Council – No objection in principle but make following comment:

No objection in principle to a garage – subject to the height of 4.68 would dominate the cottage. If it could be lowered to make the building more subservient to the cottage and more in keeping.

Council Highway Engineer – Response received was "no comment".

REPRESENTATIONS

The application was published by direct neighbour letter and a site notice was displayed at the property, no third-party representations have been received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings is considered acceptable, providing those proposals are complaint with the requirements of relevant policies within the development plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed garage is a single storey building with a pitched roof. The footprint is approximately 5.4 metres by 5 metres square. The elevations are proposed in timber horizontal boards left untreated to weather to silver grey, the roof is a pitched style of tiles weathered to blend with that of the rear extension of the house. The two garage doors are proposed in timber and the frame is of oak to be left to weather to silver grey.

The height of the building is approximately 4 metres to the ridge the eaves height is approximately 2.3 metres.

The Lacock Parish Council commented on the first round of plans for the application which proposed the ridge roof to higher with a ridge height of approximately 4.8 metres, revised drawings were provided to reduce the ridge height to approximately 4 metres.

The building is proposed to the side of the existing dwelling (east) and set forward of the principal elevation, however, it is located in the position of a smaller outbuilding and behind an established hedge boundary when viewed directly from the highway. The height of the existing hedge varies from approximately 2 – 2.5 metres and is to remain as part of the development. The view of the garage will be limited to the gable side elevation which will be of larch timber cladding left to weather to a natural silver-grey colour.

An existing tree to the front of the dwelling provides partial screening from long views towards the existing side parking area from the southwest. The scale design and materials for the garage set behind the established tree and hedge is considered to integrate sufficiently within the site and the area in general.

The proposed materials and scale of the building in this setting and in relation to the host dwelling is considered to be of appropriate design and traditional materials that complement the existing dwelling.

The proposal is considered to be of scale, materials and siting, that is considered to integrate effectively within the immediate surroundings and to relate well to the character of buildings in the street scene in general.

The proposal is considered to be in accordance with CP 57 of the WCS in terms of scale, design, materials and siting.

Landscape and visual impacts

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

The property is set within an area of open green space comprising land of Bewley Common Lacock. The property is set back from the highway across an area of open grass land. The front boundary to the east side of the property is of an established hedge approximately 2 – 2.5 metres in height and there is a tree set close to the front boundary of the property. The side gable of the roof elevation of the proposed garage building will be visible when viewed from the Highway when travelling northeast up Bowden Hill. The property cannot be easily seen when travelling down Bowden Hill. However, the scale and materials and relatively subservient appearance of the building is considered to compliment the host dwelling and to conserve the landscape setting being located behind established vegetation.

The proposal is considered to conserve the landscape character in accordance with CP51 if the WCS.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, 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 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states 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.

The property is set within the Bowden Hill Conservation area and approximately 56 metres from the listed building of no. 7 Bowden Hill.

This part of the conservation area is open green common space with some detached and semi-detached cottages, and several listed buildings spaced out along the length of Bowden Hill. No. 15 Bowden Hill is approximately 160 metres further up Bowden Hill (east) no. 8 is approximately 57 metres to the west.

The new building is located within the curtilage of the host dwelling and set back from the highway by approximately 18 metres and some distance from the neighbouring listed buildings with intervening hedges and open space between.

Given the setting and open space characteristics of the area with the proposal of limited scale in context to the host dwelling and the choice of natural materials which are proposed to be left to weather naturally, it is considered that the development will result in no harm to the Conservation Area or the nearby listed buildings.

The proposal is considered to preserve the heritage assets of the Bowden Hill Conservation Area and the nearby listed buildings in accordance with CP 58 of the WCS.

Residential amenity

Core Policy 57 states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The neighbouring property most sensitive to the proposal will be the adjoining semi-detached house of no. 10 Bowden Hill. However, the garage is to be sited to the side gardens of no. 11 Bowden Hill. The building is single storey and will be orientated approximately 11 metres to the southeast of the common boundary with no. 10 Bowden Hill.

The proposal is considered not to give rise to unacceptable impacts from overbearing or overshadowing and to be in accordance with CP 57 of the WCS in terms of amenity.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

The vehicle access to the property is existing and will remain unchanged by the development.

The existing parking is the gavel driveway area to the east side of the house, the garage will provide for two car spaces there will also be an area of parking space still available and parking space to the front of the garage.

The Highways Engineer has no objection to the proposal.

The access arrangements and parking provisions are considered to be in accordance with CP 61 and CP 64 of the WCS.

Public Footpath

The public footpath LACO 18 follows a line to the front boundary of the property, parallel with the front boundary hedge and fence. The proposed garage is set behind the existing hedge which is to remain in place as part of the development. There are considered to be no impacts upon the setting of the Public Footpath.

CONCLUSION

The scale, design, materials and siting of the proposed building are considered to be in keeping with property to which it relates and the area in general. The proposal is considered to conserve the landscape setting. The proposal will conserve the Conservation Area and nearby listed buildings. The proposal will meet with Wiltshire Highways Standards in terms of the access and parking requirements.

The proposal is considered to be in accordance with CP 51, CP 57, CP 58, CP 61 and CP 64 of the WCS.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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:

   Site Location Plan 1:1250 Scale received 13th June 2023.

   Block Plan 1:500 Scale - received 13th June 2023.

   Drawing no. SC/23/71 - 201 Existing and Proposed Site Plan - 1:200 Scale - received 12th July 2023.

   Drawing no. SC/23/71 - 202 Rev A Proposed Floor Plans 1:50 Scale and Elevations 1:100 Scale - received 2nd October 2023

Drawing no. SC/23/71 - 002 - Proposed Street View - 1:100 Scale - received 2nd October 2023

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

3. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

4. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

5. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

   If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.