CASE OFFICER'S REPORT

Application Reference: PL/2023/05167 The Chantry, Vicarage Road, Tisbury, Salisbury

PROPOSAL

This application seeks permission for a rear infill extension, conversion of outbuildings, alterations to rear lean-to and associated landscape alterations.

SITE DESCRIPTION/CONTEXT

The application site is a Grade II listed semi-detached dwellinghouse located on the north west side of Vicarage Road, in the settlement of Tisbury. The dwelling is attached to neighbouring Greystones (Doves) along the north east elevation and is bordered by residential dwellings to the north west and south west, and by the highway to the south east. The site occupies a large plot in a heightened position along the highway, with the residential curtilage extending to the south west and north west, with the dwelling sited along the north east, and south east site boundaries, accessed directly from the highway. The site is set within the Tisbury Conservation Area, and the Cranbourne Chase and West Wiltshire Downs AONB, and in close proximity to other designated heritage assets to include Grade II listed attached Greystones. The proposal seeks to construct an extension to form a link between the house and barn with roof lantern, conversion of the barn into accommodation with ensuite (retaining existing walls), alterations to roof to include rooflights, alterations to internal walls for internal reconfiguration, addition of an ensuite in the vaulted space above the snug to the first floor, alterations to access to the existing ensuite, alterations to existing family bathroom, replacement of attic floor dormer windows, replacement of oil tank with air source heat pump, and externally to centralise steps into courtyard, remove existing garage building, convert the building to the rear of the barn into an orangery, alterations to existing driveway area, and replacement of roofing material to kitchen and barn.

Listing: *4/268 The Chantry, Semi-detached house. Late C17, rebuilt late C18. Limestone ashlar front with dressed limestone returns, tiled roof with gable end brick stacks and coped verges. Twostorey, 3-window. Central 6- panelled door in moulded architrave with flat stone hood on consoles, either side are plate glass sashes. First floor has central 4-pane sash in moulde architrave with keystone with 12- pane sash either side. Moulded stone eaves cornice, attic has two hipped dormers with 2-light casements. Rear has 12-pane sashes and moulded eaves*

cornice as front. Interior has chamfered beams with runout stops, 4-panelled doors with H-L hinges, reeded fireplace surround with paterae and segmental-headed cupboard with keystone, imposts and shaped shelves in room to right of entrance. Stairs have two turned balusters to tread, moulded handrail. Cellar.

RELEVANT HISTORY

S/1991/1458 Erection of an open fronted double garage

S/1994/0365 Insertion of 2 dormer windows in roof of Victorian extension, replace pantry window, insert door to courtyard and replace slates with matching tiles

S/1994/1555 Erection of replacement iron railings

S/1991/1337 Proposed garage

13/02639/FUL & 13/02859/LBC Gable wall and 1.6m of rear elevation of brick built mid 19th Century outshot

S/2005/1706 Replace 2.no sash windows on ground floor front elevation with 12-pane sash windows to match windows on first floor

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 23: Spatial Strategy: Southern Wiltshire 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

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16

Section 66

Section 72

Tisbury and West Tisbury Neighbourhood Development Plan (2019-2036)

Cranbourne Chase Partnership Plan 2019-2024

Outstanding Landscapes

Living and Working Landscapes

CONSULTATION

Highways:	No Objection
Archaeology:	No Objection
Ecology:	No Objection, subject to conditions
Parish Council:	Object, comment stated below:

'Tisbury Parish Council objected to this application on the grounds that the alterations were contrary to Policies 57 and 58 of the Wiltshire Core Strategy. Councillors supported the reservations of the Conservation Officer and were of the view that the layout of the building should remain unchanged and the cobbles retained. With regarding to the courtyard extension, mitigation should be provided for light pollution in a dark skies area caused by the proposed glazed roof lantern.'

Neighbour/third parties:	None Received
Conservation:	No Objection, subject to conditions. Comment stated below:

'I have already provided substantive comments on the application. Two revised drawings have been supplied which address (in part) my reservations about elements of the proposals. I now know that the kitchen passage door (DG01) will be re-used in the newly formed WC (ground floor) which is welcomed. We have also been supplied with a more detailed landscaping plan. This shows the cobbles in the new dining area but I am perplexed as to how this will work (ie avoid an uneven surface). I would suggest a condition requiring a methodology for this element of work in due course (ie not pre-commencement). In respect of the guest room, one wall will at least, in a small part, remain exposed (with a dado below). This is welcomed. I wonder at the need to insulate below the rafters (rather than just between them). It would be great if a more 'outbuilding' character could be retained.'

PLANNING ISSUES

- Principle of Development
- Design, Scale, and Impact on the Character and Setting of the Listed Building
- Residential Amenity

This application proposes to construct a single storey flat roof extension with roof lantern between the house and barn, conversion of the barn into accommodation with ensuite (retaining existing walls), alterations to roof to include rooflights, alterations to internal walls for internal reconfiguration, addition of an ensuite in the vaulted space above the snug to the first floor, alterations to access to the existing ensuite, alterations to existing family bathroom, replacement of attic floor dormer windows, replacement of oil tank with air source heat pump, and externally to centralise steps into courtyard, demolition of existing garage and construct a new garage in a

south westerly position to be constructed of timber frame with external timber cladding and clay tile roof, convert the building to the rear of the barn into an orangery, alterations to existing driveway area, and replacement of roofing material to kitchen and barn.



ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time of the statutory development plan in respect of this application

consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Principle of Development

There is no objection to the principle of the development subject to consideration of all material planning issues and site-specific constraints.

Design, Scale, and Impact on the Character and Setting of the Listed Building

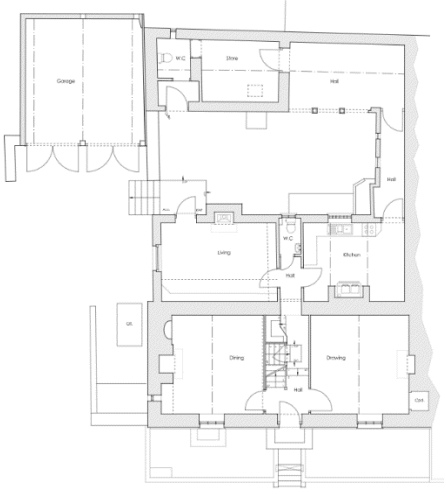
The proposed scheme of works is considered generally modest and largely of impact on the modern fabric, although alterations are also proposed to the historic fabric, which must be assessed to establish the potential impacts on the listed building and broader heritage setting. The proposed development is, in majority, considered of enhancement of the listed building, and following amendments and further clarification suggested by the Conservation consultee, it has been concluded that the works would not be of harm to the character or setting of the listed building, the Conservation Area, or surrounding listed buildings to warrant refusal of the application.

This application proposes to construct a single storey, infill, flat roof extension with roof lantern between the house and barn, visible along the south west elevation, concealed by the courtyard associated with the dwelling. The extension is to be glazed, and of flat roof construction, with a single large roof lantern to the centre. The extension is to form a link between the existing dwelling and converted barn buildings, with associated internal alterations.

Proposed Ground Floor Plan



Existing Ground Floor Plan



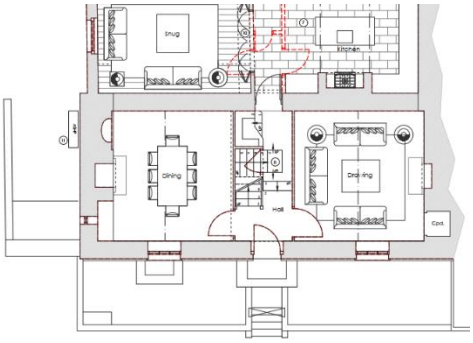
The Conservation consultee had reservations about the extension due to the potential impact on the cobbled yard adjacent to the dwelling to the south west and contributes significantly to an understanding of the former purpose of the house (farmstead) and the character of the space. A detailed landscaping plan has been provided which shows the cobbles will be retained in the new dining area, however the methodology for such has not been provided. The Conservation consultee recommended that a condition be put on the permission requiring methodology be provided for this element of work in due course. The extension is not considered of measurable harm on the listed building, or Conservation Area, noting the existing residential use of the dwelling, and sympathetic nature of the design, retaining key features of the site.

The proposed internal works, to include a new doorway in the original rear wall, conversion of the existing roof space to create an en-suite, centralising of the doorway to the existing en-suite, and insertion of a new dormer to match the existing two. The internal works are modest in scale, and not of harm to the existing historic fabric. The Conservation consultee raised no concerns relating to the internal alterations. Revised plans were provided, detailing the re-use of the kitchen passage door in the proposed ground floor WC, which mitigates, in part the, the loss of historic fabric to the side corridor (kitchen to outbuilding). Section 66 of the Planning (LBCA) Act 1990 requires special regard is had to preserving the building or its setting or any features of special architectural or historic interest which is possesses. The works detailed to the internal layout and features of The Chantry will preserve the character and appearance of the listed building, and surrounding heritage assets, with a neutral impact on the Conservation Area.

The proposal also seeks to convert the existing outbuildings into ancillary accommodation, linked to the existing dwelling by the proposed single storey infill extension assessed above. The existing barns are sited to the north west of the main dwelling, adjacent to the courtyard area of the site. The external walls are to be retained, and converted into a bedroom and en-suite, ancillary to the existing dwelling. Revised plans were submitted to retain and maintain exposed the upper part the walls which was welcomed by the Conservation consultee. No further extensions are proposed to the outbuildings, and the works are considered suitable, retaining the character of the outbuilding through the maintenance of the external walls, and partial exposure of the internal walls. The roof material to be slate where existing and where currently concrete, this is also to be altered to slate tiles to match. This will appear visually cohesive, and also maintains the character of the dwelling across the development.

The scheme also proposed removal of the existing oil tank, and replacement with an Air Source Heat Pump, to be sited adjacent to the courtyard, against the south west elevation.

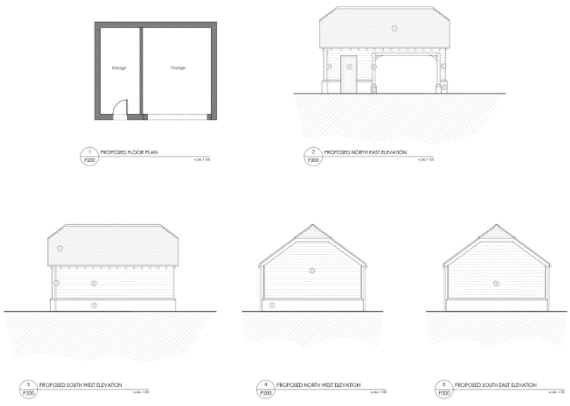




Removal of the existing oil tank is considered an enhancement to the character of the dwelling as this is currently adjacent to the south west elevation, in a prominent position. The proposed replacement of this with an air source heat pump will appear much less visually intrusive and is not considered of harm to the character or appearance of the dwelling, or broader setting.

The existing garage, which is a modern addition to the site, is to be demolished, and a new timber frame garage constructed south west of the main dwelling. The proposed garage is to be finished in horizontal timber cladding with a clay tile roof, replacing the existing double garage which is adjacent to the existing outbuildings. The proposed garage is considered of a more appropriate and sympathetic style, and the proposed positioning would be of less impact on the visual amenity of the host dwelling.





The proposed garage is of hipped roof style, with garage and store arrangement to the ground floor. It is acknowledged that the proposed garage will conserve the setting of the listed building and is not of harm to the Conservation Area.

The scale of modifications would not have a measurable detrimental effect on the listed building, with the alterations predominantly considered to enhance the listed building, and areas raising concerns addressed sympathetically to allow suitable renovation of The Chantry. The Conservation consultee has accepted the proposed works, subject to condition. The Parish Council objected to the application, noting Conservation concerns, and impact of light pollution in a dark skies area. Following submission of amended plans, the Conservation consultee has acknowledged that the works are suitable, and in reservation of the historic fabric of The Chantry, in line with policies 57 and 58 of the WCS. The proposed roof lantern, to the single storey extension, is not considered of harm to the dark skies area, noting the residential use of the dwelling and use of the extension as a dining area. This would not result in a significant level of light pollution beyond that of the host dwelling and neighbouring dwellings.

No further objections or comments were received during consultation. It is therefore asserted that the works will ensure the building remains complimentary to the context of the wider area, maintains the character of the heritage designation and is in compliance with the relevant policies of the WCS.

Residential Amenity





There is not considered to be any significant impacts to neighbouring properties or living conditions, with no neighbour comments received during consultation. The dwelling is positioned to the north east of the site, attached to neighbouring Doves, with the residential curtilage extending to the south west. The proposed alterations will not extend the dwelling nearer to the boundaries of the site, the proposed alterations to existing fenestrations are not considered of detrimental impact on privacy, nor are the additional windows proposed. The site is set within a residential context, and the proposed works are not considered of harm to residential amenity. The highways consultee identified no objection to the development.

The single storey extension will create additional glazing to the south east elevation, however this is at ground floor level and is in view of the private courtyard associated with The Chantry

The works are sympathetic to the heritage designation of both the application site and nearby listed dwellings, with no measurable negative impact on residential amenity resulting from the works. The proposed scheme of works completed and proposed would not result in any potential loss of privacy or harm to neighbour amenity, and no comments were received during consultation. By reason of the relatively large garden curtilage of the house, and positioning of the dwelling within the site and broader setting, it is considered the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

CONCLUSION

The potential impacts of this development, alongside comments received during consultation, have been taken into consideration. The assessment has deemed the works of no detriment to the amenity or the character of the dwelling or broader area. The proposal is in accordance with the aims of the NPPF and the objectives of the relevant Core Policies in the WCS; CP1 Settlement Strategy, CP23 Spatial Strategy Southern Wiltshire Community Area, CP51 Landscape where the proposal is informed and sympathetic to the area and surrounding buildings, CP57 Ensuring High Quality Design and Place Shaping where proposed alterations ensure the building remains complimentary to the locality, is sympathetic to the conservation of historic buildings and landscapes, and relates positively to its landscape setting and the existing pattern of development, and CP58 Ensuring the Conservation of the Historic Environment where the designated heritage asset and setting is conserved and enhanced where appropriate in a manner appropriate to its significance. It is therefore recommended that this application be approved with conditions.

RECOMMENDATION: APPROVE with 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:
Proposed South West Elevation ref: 796 – P111 A Date Received: 11/08/2023
Proposed Ground Floor Plan ref: 796 – P100 A Date Received: 11/08/2023
Proposed Landscape Site Plan ref: 796 – P003 Date Received: 27/06/2023
Proposed North West Elevation ref: 796 – P112 Date Received: 27/06/2023
Existing Landscape Plan ref: E003 Date Received: 27/06/2023
Site Location Plan ref: E001 Date Received: 27/06/2023
Existing Cellar and Ground Floor Plan ref: E100 Date Received: 27/06/2023
Proposed Second Floor Plan ref: 796 – P102 Date Received: 27/06/2023
Existing South East Courtyard Elevation ref: E113 Date Received: 27/06/2023
Proposed Garage Plan and Elevations ref: 796 – P200 Date Received: 27/06/2023
Proposed North West Courtyard Elevation ref: 796 – P114 Date Received: 27/06/2023
Existing First Floor Plan ref: E101 Date Received: 27/06/2023
Proposed South East Courtyard Elevation ref: 796 – P113 Date Received: 27/06/2023
Site Block Plan ref: E002 Date Received: 27/06/2023
Proposed First Floor Plan ref: 796 – P101 Date Received: 27/06/2023
Existing North West Courtyard Elevation ref: E114 Date Received: 27/06/2023
Existing South West Elevations ref: E111 Date Received: 27/06/2023
Existing Greenhouse Plans and Elevations ref: E300 Date Received: 27/06/2023
Existing North West Elevation ref: E112 Date Received: 27/06/2023
Existing Second Floor Plan ref: E102 Date Received: 27/06/2023
Existing South East Road Elevation ref: E110 Date Received: 27/06/2023
Proposed South East Road Elevation ref: 796 – P110 Date Received: 27/06/2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3.Materials shall be as shown on the approved plans and application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

4. Compliance with submitted documents
The development will be carried out in strict accordance with the following documents:
- Section 4 and Figure 5 (Biodiversity Mitigation and Enhancement Plan) of the report: Ecological Impact Assessment, The Chantry, Ref: 01/042/015/02_EcIA_The Chantry_V2, Date: 21 September 2023 by Halpin Robbins

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5. Biodiversity Mitigation and Enhancement Measures
The biodiversity mitigation and enhancement measures will be incorporated into the development in accordance with:
- Figure 5 (Biodiversity Mitigation and Enhancement Plan) of the report: Ecological Impact Assessment, The Chantry, Ref: 01/042/015/02_EcIA_The Chantry_V2, Date: 21 September 2023 by Halpin Robbins
The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These measures will continue to be available for wildlife for the lifetime of the development.
REASON: To mitigate for impacts to biodiversity arising from the development.

6. Before work regarding the cobbles has commenced, full details of the works shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be carried out in accordance with the agreed details.
REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

INFORMATIVES:
1. Artificial Lighting
The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation

Trust and Institution of Lighting Professionals.

2. Bats

There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.