CASE OFFICER'S REPORT

Application Reference: PL/2023/04532 & PL/2023/04906
Site Address: 41, Upper Woodford, Salisbury, SP4 6NU
Date of Site Visit: 27th July 2023
Publicity Expired: 17th July 2023
Original Target Date: 1st August 2023
Extended Target Date: 20th October 2023

SITE DESCRIPTION:
The application site is a semi-detached, Grade II Listed, residential dwelling within the minor settlement known as Upper Woodford. Upper Woodford is not designated as a small village and is, therefore, considered to be countryside, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 4 (Spatial Strategy for the Amesbury Community Area). The site is surrounded by countryside on two sides with mixed-form residential properties and their associated parking and amenity provisions to the remainder, some of which have been subject to alterations and/or extensions over time.

PROPOSAL:
This is both a householder planning and listed building consent application proposing a single-storey rear extension plus associated works.

RELEVANT PLANNING HISTORY:
None

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2019

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy):
C24 Extensions to Buildings in the Countryside
H31 Extensions to Dwellings in the Countryside
C6 Special Landscape Area

Planning (Listed Building and Conservation Areas) Act 1990
S66 (Special Considerations Affecting Planning Functions)
S72 (General Duties of Planning Authorities)

Wiltshire Core Strategy:
CP1 (Settlement Strategy)
CP4 (Spatial Strategy for the Amesbury Community Area)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)

REPRESENTATIONS:

Archaeology – No Objection

- No. 41, along with No. 42, Salisbury Road, Upper Woodford, is a Grade II listed, early to middle 19th-century house. The pair of houses has been terraced into the steep east-facing valley side above the River Avon. The site of the proposed rear extension therefore lies within an area of limited, if any, archaeological potential. On this basis, I have no archaeological concerns with this proposal and no further action is required as regards the buried archaeological heritage in relation to this planning application.

Conservation – No Objection Subject to Conditions

- My original comments were about the door position and the bathroom window.

  The answer to the doorway, that brick reveals will be required, surely suggests the doorway should be moved away from the corner so that the corner itself isn't undermined. With regard to the window, I would most definitely not wish to see a larger window: the building is very strongly east-facing, its north and south gables remaining without first-floor windows, and this is a strong aspect of its simple character, and reflective of the cob construction. That said, I am just about content to accept the original proposal for the window. I would welcome a proposal to replace the first-floor front windows with new of the same design to those approved in 2017 for the ground floor (I think they're all unauthorised modern replacements).
    - Original Comment
      The heritage assessment provided is rather limited, although I have dealt with the site previously and am reasonably familiar.
      The proposed rear extension is modest and similar to those on the neighbouring part of the listed pair, having no visual impact on the character and setting of the listed building. The proposed doorway through the rear is very close to the corner of the cob wall, this may deserve reconsideration due to the need to retain full structural integrity; I would like more details of how the opening will be formed and treatment of the reveals to accommodate the new doorway. The first floor window would be the only single casement opening and would clearly look like a modern bathroom window by its nature and position, detracting from the simple character of the cottages: a rooflight on the rear slope, or possibly a smaller window in the rear elevation, could be an acceptable alternative to explore.

Woodford Parish Council – No Comment

Letters – None Received

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Character & Design
- Neighbouring Amenities

PLANNING ASSESSMENT:

Principle:
Saved policy H31 from the Salisbury District Local Plan 2003 states that In the countryside extensions to existing dwellings will be permitted provided that:

a) The extension is subservient in size to the existing dwelling and house plot and does not substantially alter the character of the dwelling;
b) The design of the extension is in keeping with that of the existing dwelling and uses complementary materials;
c) The extension would not create or be capable of creating a separate dwelling.

Saved policy C24 From the Salisbury District Local Plan 2003 states that:

Extensions and additions to buildings in the countryside will only be permitted if they are sympathetic in scale and character with the existing building and surroundings, and fall within the existing curtilage.

Saved Policy C6 seeks to ensure that development proposals have regard to the high quality of the landscape:

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality of the landscape are acceptable, they will be subject to the following criteria;

i) the siting and scale of development to be sympathetic to the landscape; and
ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Furthermore, the site is already in use for residential purposes and the principle of extensions or additions to be used in association with the residential use is accepted. These principle acceptabilities are, however, subject to

the details, such as their implications for the character of the area and neighbouring amenities. These will, therefore, be addressed in more detail below.

Character & Design:
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. In addition, Section 72 of the Act states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In having 'special regard' (in relation to listed buildings) and/or in paying 'special attention' (in relation to conservation areas) the NPPF states that regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Residential extensions/alterations such as this are acceptable in principle subject to there being no adverse impacts. Core Policy 58 aims to ensure that Wiltshire's heritage assets such as the conservation area are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. It also, however, confirms that the designation of a Conservation Area or listed building does not necessarily preclude the possibility of new development and the Council is committed to working pragmatically with owners to find positive solutions which will allow adaptations of such buildings to reflect modern living aspirations

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed works are relatively minor in terms of scale and mass, and will be located at the rear of the application site. Extensive work has been done during the extended application phase to assess the stability of the cob walls to confirm the stability of the wall and to ensure there will be no requirement for brick piers to be inserted to allow the proposal as that was felt to cause a level of harm not outweighed by the very limited public benefit of ensuring the viability of the property for the future by reasonably adapting the site to create downstairs facilities. It is considered that the works would have no tangible effect on the street scene or on the character of the wider area. Whilst it is considered that a level of less than substantial harm will be caused to the property it is considered that this harm is at the lower end of the scale and is outweighed by the public benefit of securing the future use of the building as a more viable residence for the current and future occupants of the site. It is, therefore, considered that the works are of an acceptable scale, mass, height and design to preserve the character of the application site, will not harm the street scene and would not alter the character of the surrounding area. Having given special regard to the character of the listed building and the preservation of its setting it is considered that the less than substantial harm caused by the works is outweighed by the public benefits identified.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

Due to the location and limited scale of the proposals it is considered that there are no effects on neighbouring amenity spaces.

CONCLUSION:
The proposal would be of an acceptable overall scale and would result in limited implications for the character of the existing property, street scene, or wider area. As per the requirements of the PLBCA and the NPPF having had special regard for the character and setting of the listed building, it is concluded that the public benefits outweigh the less than substantial harm caused by the proposals. Similarly, due to its location, it is considered that the proposal would be unlikely to have a significant impact on the amenities enjoyed by occupiers of adjacent dwellings.

The proposal would therefore accord with the aims and objectives of the Wiltshire Core Strategy and other Government guidance and is recommended that planning permission and listed building consent be granted for the proposal

RECOMMENDATION:
Approve subject to the following conditions

04532:

1. **WA1** 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. **WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

   Application Form & Certificate Received 6th June 2023
   Plans Ref:
   Proposed Site Plan DWG: 2301 P04 Received 6th June 2023
   Site Location Plan DWG: 2301 P01 Received 6th June 2023
   Proposed General Arrangement Plans and Elevations DWG: 2301 P05 Received 6th June 2023
   Proposed Rear Elevations DWG: 2301 P07 Received 6th June 2023
   Proposed Side Elevations DWG: 2301 P08 Received 6th June 2023
   Window & Door Schedule DWG: 2301 P10 Received 6th June 2023
   Proposed Ground & First-floor Plans DWG: 2301 P06 Received 6th June 2023

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

3. No brick piers are to be inserted into the Cob walls to support new openings in the historic fabric

   REASON: To preserve and retain historic fabric.

04906:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

   REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. **WM13** The development hereby permitted shall be carried out in accordance with the following approved plans:

   Application Form & Certificate Received 6th June 2023
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