DELEGATED REPORT

Application Reference:	PL/2023/08617 & PL/2023/09006
Application Type:	Householder Planning Permission and Listed Building Consent
Site Address:	The Cart House, The Farmyard, The Street, Grittleton, Chippenham, SN14 6AP
Proposal:	Erection of garden shed.
Recommendation:	Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for the erection of a timber garden shed within the curtilage of "The Cart House", The Farmyard, The Street, Grittleton, which one of several residential properties created following the recent conversion of a complex of farm buildings.

The development and works are intended for purposes associated with the occupation and use of The Cart House, as a single residential dwellinghouse.

It is debatable whether listed building consent is necessary for this shed, which is detached from the property it serves, the boundary walls and the listed building Manor Farm. However, such an application has nonetheless been submitted and it has therefore been accepted and determined at face value.

DESCRIPTION/CONTEXT

The Cart House is a curtilage listed building associated with Grade II Listed Manor Farm, Grittleton. The Cart House is a three bedroomed property created from a barn-conversion, which is positioned within a historic farmstead re-development. That redevelopment was originally granted planning permission under reference 18/07128/FUL, but with amending permissions subsequently. The property benefits from a private garden to the rear and allocated parking spaces to the north. Manor Farm is described by Historic England as follows:

> *GRITTLETON THE STREET ST 88 SE (north side) 3/38 Manor Farmhouse GV II*
>
> *Farmhouse, c1800, coursed rubble stone with flush ashlar dressings and stone slate hipped roofs. Broad stacks with battered bases on south end wall and north west rear wall. One ridge stack. Tall 3- storey L-plan farmhouse of unusual scale with plinth, band and moulded eaves cornice. Paired sash windows, 12-pane to main floors and 9-pane to top floor. Two-window range facing south, 3-window range facing west and small-enclosed ashlar porch in angle. South end wall is blank with large stack. Long east wall has wide-spaced 4-window range and three ground floor doors between window bays. Slate lean-to against left side.*

The dwelling is located within Grittleton Conservation Area but is not covered by landscape or ecological designations. It is noted that Manor Farmhouse is located approximately 17m to the east and Grade II Listed Masons is located approximately 38m to the south.

PLANNING HISTORY

21/01258/LBC - Revising Application 18/07246/LBC - Converting the existing Agricultural Buildings to form 7No Dwellings – Approve with Conditions

21/01331/VAR - Variation of condition 2 for application 18/07128/FUL ''Conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works'' – Approve with Conditions

18/07128/FUL - Conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works. – Approve with Conditions

18/07246/LBC - conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works. – Approve with Conditions

16/10196/FUL - Conversion of existing agricultural buildings to form 8 dwellings; Erection of 4 new build dwellings; Associated Access, Engineering & Landscaping Works - Refuse

16/10552/LBC - conversion of existing agricultural buildings to form 8 dwellings; Erection of 4 new build dwellings; Associated Access, Engineering & Landscaping Works – Refuse

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP51, CP57, CP58
- Sections 16(2) and 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

ISSUES

- Principle of Development
- Heritage and Design
- Residential Amenity
- Landscape

CONSULTATION

Grittleton Town Council: No Objection.

Council Conservation Officer: No comment received.

REPRESENTATIONS

Consultation has been carried out and no letters of representation 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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of domestic garden outbuildings within the curtilage of existing dwellings is established as acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Heritage and Design

The dwelling is a curtilage listed dwelling in association with. Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s.16 and 66).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

The property is a not a listed building but is curtilage listed to Grade II Listed Manor Farm, with Manor Farmhouse being located approximately 17m to the east and Grade II Listed Masons is located approximately 38m to the south. The property is wholly contained within Grittleton Conservation Area. The interaction between the Cart House and other converted farm buildings are intrinsically connected and form the historic setting of the site. The application site forms part of an historic farmstead, with a number of Grade II Listed dwellings within the immediate vicinity, which make a significant contribution to both the landscape character and local distinctiveness of the immediate area.

The application seeks to construct a simply designed garden shed within the curtilage for additional garden storage. From a heritage perspective, the installation of a domestic outbuilding is considered acceptable, garden sheds are typical domestic additions, and the scale is appropriate for the dwelling and its associated curtilage. The shed would be finished with redwood rough sawn timber cladding and could be removed when the shed reaches the end of its useable life. It is modest in scale and is not considered to cause any harm to the setting of the listed building or that of the particular layout and setting of the

complex of converted farm buildings. The conservation officer has been consulted and no comments have been submitted at the time of writing this report, and it is therefore assumed they have no objection.

The application site falls inside of the Grittleton Langley Conservation Area and the character and appearance of the surroundings are defined by a wealth of historic, period style buildings and where there is more recent development it is of a design and quality that reflects the sensitivity of the locality.

With respect to impacts on the conservation area, due to the location of the proposal to the rear and modest scale of the development being single storey, with the plot being of a relatively enclosed nature and being well screened by built residential form, views to the conservation from the public realm are restricted. It is considered that the proposed development would not compromise any important views or vistas from within or to the conservation area and where views could be glimpsed, the development would be read against existing residential context and associated built form, resulting a neutral impact and therefore cause no harm to the character and appearance of the conservation area.

For the above reasons, there is considered to be a neutral impact to the identified heritage assets in this regard, the proposal would comply with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy, in addition to paragraphs 201 and 202 of the NPPF and Planning (Listed Building and Conservation Area) Act.

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.

Due to the scale, position and mass of the proposed garden shed being a typical domestic ancillary structure for the host dwellings use and the location of the proposed shed being at the rear of the property, the proposed timber shed after assessment would bring forth no unacceptable such as overlooking or overbearing impact upon the residential amenity of immediate neighbouring properties. The two glazed panels would face into the host dwellings curtilage.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Landscape

Core Policy 51 and Chapter 11 of the NPPF is applicable as the application site is wholly located within the Cotswold AONB (Cotswold National Landscape). In regard to impacts on the AONB, Core Policy 51 of the WCS and Policy CE1 the Cotswolds Management Plan and position statement seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Additionally, Core Policy 57 indicates that proposals should relate positively to its landscape setting by ensuring that important views into, within and out of the site are retained and enhanced. Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas.

Due to the application proposing a small domestic addition within the curtilage of an existing residential dwelling there would be not any unacceptable impacts on the character and appearance of the area or AONB as a result. Due to the relatively minor scale of the proposal and the design being read within an existing residential curtilage, there is considered to be no harm to the openness of the AONB. It is considered that the proposal complies with CP51 and CP57 to the Wiltshire Core Strategy and Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape).

CONCLUSION

The application site relates to a curtilage listed building, and it is desirable to preserve together with its setting and any other features of interest which it may possess. The development proposed will preserve the special interest of the nearby listed buildings and will maintain the character, in accordance with S.16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

The proposed shed causes no impact or harm to the setting of the listed building and layout of the complex of converted agricultural buildings in the conservation area. In all other respects, the proposed shed is of modest and acceptable scale, of typical construction and appearance, and causes no unacceptable; impact upon the amenities and living conditions of surrounding residential occupiers. Accordingly, the proposal is considered to comply with policies CP51, CP57, CP58, CP61 and CP64 to the Wiltshire Core Strategy, as well as the requirements of the NPPF.

RECOMMENDATION: That Planning Permission and Listed Building Consent be GRANTED subject to the following conditions:

See respective decision notices.