CASE OFFICER'S REPORT

Application Reference:	PL/2023/07303
Application Type:	Removal/variation of conditions
Site Inspection:	Not revisited
Consultation ends:	28 September 2023
Case officer:	Julie Mitchell

Site Address:	The White Cottage, Fore Street, Wyle, Warminster, BA12 0RQ
Proposal:	Variation of condition 2 of planning application PL/2022/05165 (Extension and alterations and construction of annexe building, driveway and parking spaces) in respect of minor amendments to the floor plans and elevations of the extension
Recommendation:	Approve with Conditions

Site Description

The application site is a Grade II listed dwelling located in the village of Wylye, within the Conservation Area. There are a small number of listed dwellings in the immediate vicinity but not immediately adjacent to the site.

Proposal

Permission is sought for a variation of condition for revisions to the approved plans of an extension to the rear of the dwelling. The proposed amendment would increase the width of the extension to the width of the existing building.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP51, CP57, CP58

Relevant Planning History

S/2006/1567 - RETROSPECTIVE CONSENT FOR SATELLITE DISH ON SOUTHERN ELEVATION - Approved
S/2008/0795 - CHANGE LOCATION OF BEDROOM 1 EN-SUITE BATHROOM DOOR FROM POSITION A TO B TO ENABLE BETTER USE OF SPACE - Approved
S/2010/0931 - APPLICATION FOR A CERTIFICATE OF LAWFULLNESS (EXISTING) FOR DEMOLITION OF GARAGE & RETAINING WALLS, EXCAVATION OF GARDEN TO CREATE

GRAVELLED PARKING AREA, ACCESSED FROM FORE STREET, RETAINING WALLS AND RAMP TO HOUSE - Refused
S/2011/0240 - RETROSPECTIVE APPLICATION FOR THE CREATION OF A 2 CAR PARKING AND TURNING AREA AND DEMOLITION OF WOODEN GARAGE - Refused
PL/2022/05165 - Extension and alterations and construction of annexe building, driveway and parking spaces - Approved
PL/2022/05441 - Listed building consent for extensions and alterations

Consultation Responses

Wylye Parish Council
No comments received.

Conservation Officer
Comments as PL/2023/07256:
The application seeks various changes to the approved scheme, but provides little information about the details. There are several internal tweaks that need some explanation - the widening of three doorways in masonry walls in particular. The blocking of both W side first floor windows is a little odd but they are in a C20 extension and would have no impact on the character of the listed building. The revisions to the extension and the principal bedroom raise no concerns.

Archaeologist
This application proposes amendments to approved application PL/2022/05165. The Archaeology Service had no archaeological concerns with the 2022 application and the proposed amendments are insufficient in scale to change our view. I therefore have no archaeological concerns with this proposed variation of condition application and no further action is required as regards the buried archaeological heritage in relation to this application.

Highways Officer
I reiterate my previous highway recommendation for application 2022/05165 and raise no highway objection.

Representations
No third party representations received.

Planning Considerations and 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.

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Principle of Development:

The sites lies within the Small Village settlement of Wylye. The proposal is for householder development which does not raise any issues of principle subject to the consideration of the scale and design of the proposals on the host building and surroundings. In this case the subject property is Grade II listed and lies within the Wylye Conservation Area. Planning permission was granted in October 2022 for a proposed single storey rear extension and alterations to the dwelling. The application also included a proposed driveway and formation of parking spaces and a detached ancillary/annexe building within the curtilage of the dwelling. This application is a s73 application for variation of the approved plans relating to the extension and alterations to the dwelling only. The other elements remain as approved. The principle of development has been established and remains acceptable as householder development subject to the consideration of the impact on the host listed building and its setting.

Heritage/Landscape/Visual Impacts:

The subject property is grade II listed and lies within the Wylye Conservation Area.

Grade II listed building - description as follows:
WYLYE FORE STREET SU 03 NW (south side) 2/134 The White Cottage GV II Detached cottage.
Late C17 with C18 and C20 extensions. Banded flint and limestone, thatched roof with brick stacks and coped verges. Gable end to road. Single storey and attic, 2 windows; casements. C17 build has 2-light casements, glazed door and 3- light casement to east front, attic has two eyebrow dormers with 3- light casements. C18 addition to south has C20 door and casements. C20 two-storey extension to south. Rear has 2-light and single casements, two eyebrow dormers with 2-light leaded casements. Interior said to have open fireplace with chamfered lintel on stone jambs and moulded beam with exposed joists. Listing NGR: SU0078537540

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. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The design of the approved extension was agreed through pre-application negotiations with the Conservation Officer. The scale of the proposed extension is now slightly increased due to the width of the extension being increased so that it aligns with the existing side wall, however the scope of change and impact on the external character and appearance of the listed building is not considered to be significant. The Conservation Officer has confirmed that the extension remains to be considered appropriate in the context of the volume of previous extensions to the listed building. The variation to the approved plans is not considered to have any wider impacts on the locality in terms of its siting, design and limited visibility.

The Council's archaeologist previously confirmed that there are no issues of concern in relation to the proposed development and the scope of change now proposed would not alter this finding.

On the basis of the above, it is concluded that there is no harm to the significance of heritage assets and the proposals are considered to be acceptable having regard to the requirements of Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and WCS Core Policies 51, 57 and 58.

Neighbour Amenity:
The scale and siting of the proposed extension and alterations as now proposed does not materially alter the relationship to neighbouring properties and would not create any unacceptable impacts given the single storey nature and relative distance to boundaries.

Highways Safety:
The means of access is unchanged in relation to that previously approved.

Conclusion:
The proposed householder development, as revised, is considered acceptable in the context of the character and appearance of the host Grade II listed building and Conservation Area having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and WCS Core Policies 51, 57 and 58, the amenities of neighbouring occupiers and highway safety. There are no material considerations which would indicate reasons for refusal of permission. As this is a section 73 application, it is necessary to repeat the previous condition relating to the use of the studio which is unaltered by this application.

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of the original permission PL/2022/05165 granted on 17th October 2022.

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:

Location Plan 220029-01A
Site Plan 220029-14C dated 30-03-23
Proposed Floor Plans 220029-12F revision dated 21-10-23
Proposed Elevations 220029-13C revision dated 01-07-23

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

3 The studio annexe (as previously approved) shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as The White Cottage and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.