CASE OFFICER'S REPORT

Application Reference: PL/2023/05952
Application Address: Knapp Farmhouse, 1 High Lane, Broad Chalke

PROPOSAL

This application seeks permission for demolition of timber garage, workshop, shed and partial demolition, repair and rebuilding or boundary walls and erection of new garage, workshop and gymnasium with associated works.

SITE DESCRIPTION/CONTEXT

The application site is a Grade II Listed detached dwellinghouse on the south side of High Lane in the rural settlement of Broad Chalke. The dwelling, along with the land to the eats and south, identified with a blue outline on the submitted location plan, is under the same ownership. The site is bordered by the highway to the north, and by residential dwellings to the east, south and west. The site is located within the Broad Chalke Conservation Area, and Cranbourne Chase & West Wiltshire Downs AONB. The 0.71ha site currently comprises of a residential dwelling, outbuildings, swimming pool, courtyards and private residential gardens. The proposed works include demolition of two outbuildings and replacement with a garage/workshop/cycle store/gym outbuilding in the same position, rebuilding of the boundary wall to the north of the site, repair and rebuilding of the garden wall to the west of the property, addition of a pair of new brick piers to the east end of the site at the access point from High Lane, installation of a solar array on the new low pitched roof, and long erm battery storage facility in the proposed outbuilding.

Listing: SU 02 NW BROAD CHALKE High Lane (south side) 4/85 Knapp Farmhouse
Farmhouse. Late C17, altered C18 and early C19. Rubble stone and English garden wall bond brick, re-fronted in yellow Flemish bond brick, thatched roof with gable end brick stacks. L-plan. Two-storey, 3-window south front. Central C20 glazed porch and door with C19 canted bay with flat brick arches and plate glass sashes either side. First floor has three 16-pane sashes with keystones to flat arches. Right return has external stone stack with offsets, C20 attached extension. Left return has 2-light and single-light casement, former roofline visible in brickwork, to left is flint rubble stone outhouse, now joined to main house by C19 addition. Rear of main range has C20 flat-roofed extension, C19 lean-to to right, two gabled attic dormer with 4-light and 3-light casements, rear wing retains some timber-framing to right return, C20 steel

casements. Interior has chamfered beams with runout stops, planked and 4-panelled doors; cellar.

RELEVANT HISTORY

PL/2023/00794 (Land adjacent to Knapp Farmhouse) Application Refused for Change of use of a parcel of land to residential use, the erection of a detached 3-bedroom dwelling, a detached carport, creation of a new access onto High Lane, hard and soft landscaping and associated works (resubmission of PL/2022/08054)

20/03087/LBC & 20/02612/FUL Application Approved to Remove existing 20th century porch and replace with traditionally detailed timber lattice porch with swept lead roof

19/11514/FUL Application Approved for Proposed addition of air source heat pump and external boiler to an existing lean-to log store (Retrospective)

19/00264/LBC & 18/12086/FUL Application Approved for Two-storey thatched extension

S/2011/0034 & S/2011/0044 Application Approved for Covered way from utility room to games room incorporating listed thatched wall

S/2011/0749 & S/2011/0750 Application Approved for Refurbishment of games room

S/2009/1812 & S/2009/1813 Application Approved for Change of use of garage to provide additional living accommodation

S/2009/1017 & S/2009/1018 Application Approved for Study, cover roof with second hand plain tiles instead of slate as approved on 07/08/08 Application S/2008/0794

S/2009/0255 Application Approved for Resiting tennis court including removing existing and landscaping, removing conifer hedging and small trees, alterations to parking area and blocking existing drive south west corner

S/2009/0277 Application Approved for Alterations to windows, internal alterations and damp proofing works

S/2008/0793 & S/2008/0794 Application Approved for Removal of single storey extensions to east and north elevations and replacement, two storey extension to form passage to bedrooms, east elevation to kitchen

S/1999/1010 Application Approved for Erection of greenhouse (Retrospective)

S/1996/1475 Application Approved for Continued use of poultry shed as carpentry workshop without a time limitation

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 33: Wilton Community Strategy

Core Policy 42: Standalone Renewable Energy Installations

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

The Planning (Listed Building and Conservation Area) Act 1990

Section 16

Section 66

Section 72

CONSULTATION

Parish Council:	No Objection
Neighbour/third parties:	None Received
Archaeology:	No Objection
Highways:	No Objection, subject to attachment of an informative
Conservation:	No Objection, subject to condition, comments stated below:

'As you are aware, I originally objected to the proposals, in respect of the proposed demolition and construction of a new wall along High Road. I wished to see the current wall retained. The revised proposals do retain the existing wall, albeit it is extended at one end and also upwards (to raise the height of part of the wall).
I welcome the revised proposals and withdraw my previous objection. I am concerned, however, about the proposed works to the wall including building behind. It is likely that the wall does not have deep footings and as such, I would recommend a condition requiring that the wall is stabilised (perhaps temporary buttresses?) during the course of works and that any underpinning is done in sections and as advised by a structural engineer.
Otherwise I recommend that the proposed coping is either Chilmark stone or half round bricks.'

PLANNING ISSUES

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

The proposed works include demolition of two existing outbuildings and replacement with a garage/workshop/cycle store/gym outbuilding in the same position, rebuilding of the boundary wall to the north of the site, repair and rebuilding of the garden wall to the west of the property, addition of a pair of new brick piers and replacement of gate to the east end of the site at the access point from High Lane, installation of a solar array on the new low pitched roof of the outbuilding, and long term battery storage facility in the proposed outbuilding.

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); Section 66 of The Planning (Listed Building 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 Building and Conservation Areas) Act 1990 which states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by any 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.

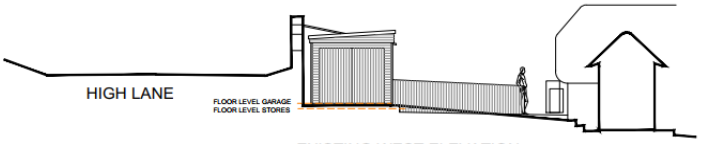
Principle of Development

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

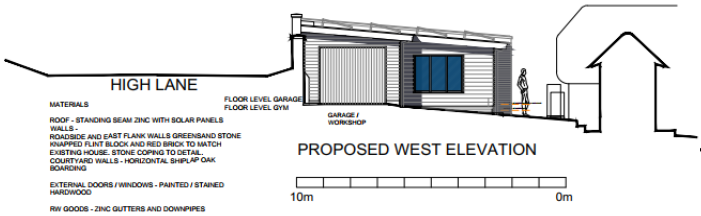
Design, Scale, and Impact on the Character and Setting of the Listed Building and other Designated Heritage Assets

The proposal features a range of alterations to the outbuildings, curtilage and boundary treatments associated with Knapp Farmhouse, which is Grade II listed and located within the Conservation Area and AONB. Revised plans were submitted following concerns and an objection raised from the Conservation Officer, and a revised response of no objection subject to conditions was received. As the dwelling is listed, and located within a designated landscape, the preservation and sympathetic development of Knapp Farmhouse is imperative, and in order to conform to the relevant policy, significant weight should be placed on the conservation of this asset.

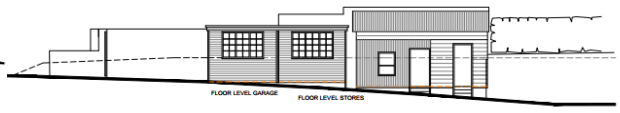
The proposed demolition of the existing detached garage and stores, to the north of the main dwelling, is considered suitable and not of harm to the character or appearance of the main dwelling or broader setting. The garage is not included in the listing of Knapp Farmhouse and is not of significant heritage value.



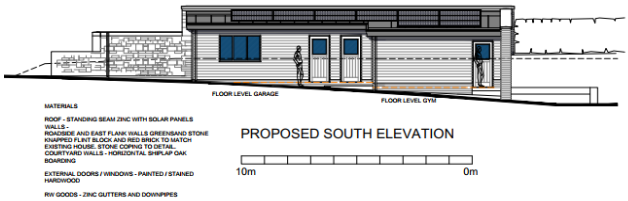
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING SOUTH ELEVATION

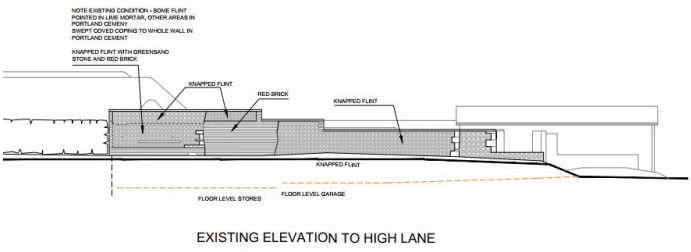


PROPOSED SOUTH ELEVATION

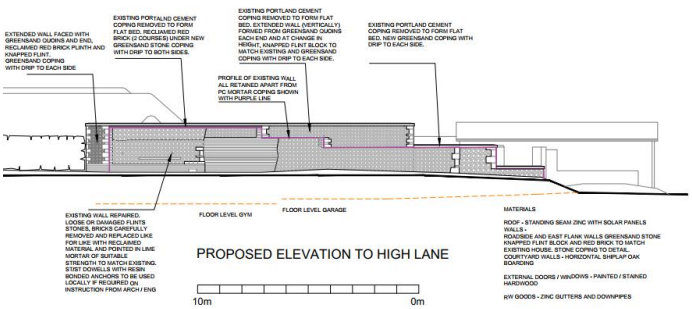
The existing is a modest single storey garage with a shallow pitched roof, which is proposed to be replaced with a single storey garage, with workshop and gym to the rear. The garage will extend to the east, in a similar style to the existing, with a monopitch roof set below the main dwelling, in wrap around, L shaped style. The external materials are to be greensand squared tumbled stone with red brick strong courses to the roadside and east walls, and horizontal shiplap oak boarding to the courtyard facing walls, with a standing seam zinc roof with solar panels. The external materials are considered suitable in preserving the character and appearance of the listed building. The Conservation consultee, in their response, stated that the outbuildings are of no heritage interest, and they do not consider the buildings to be of significance, with no objection to their demolition. In terms of the proposed replacement building, no objection was raised to the proposed footprint or design, noting the overall height is maintained at a low level so would not, or only partially, be visible above the top of the newly rebuilt wall. The proposed solar panels to the roof of the outbuilding are not deemed of negative impact on the setting of the listed building, or wider protected landscape, with the Conservation consultee stating that they have no objection to the roof mounted solar panels subject to them not being visible from the road. As the garage roof is to be of monopitch style, slopping to the south, the solar panels would not be visible from the highway.

The proposal also sought permission for the demolition and rebuilding of the roadside wall, adjacent to High Lane, however this was considered detrimental and was objected to by the

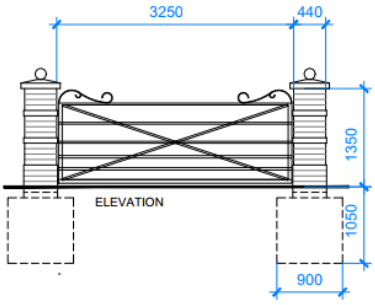
Conservation consultee. Revised plans were submitted, to instead propose retention of the existing wall, and extending this at the eastern end, partially raising the height of the wall to remove the central step down.

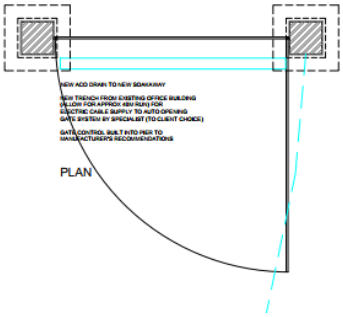


EXISTING ELEVATION TO HIGH LANE



PROPOSED ELEVATION TO HIGH LANE

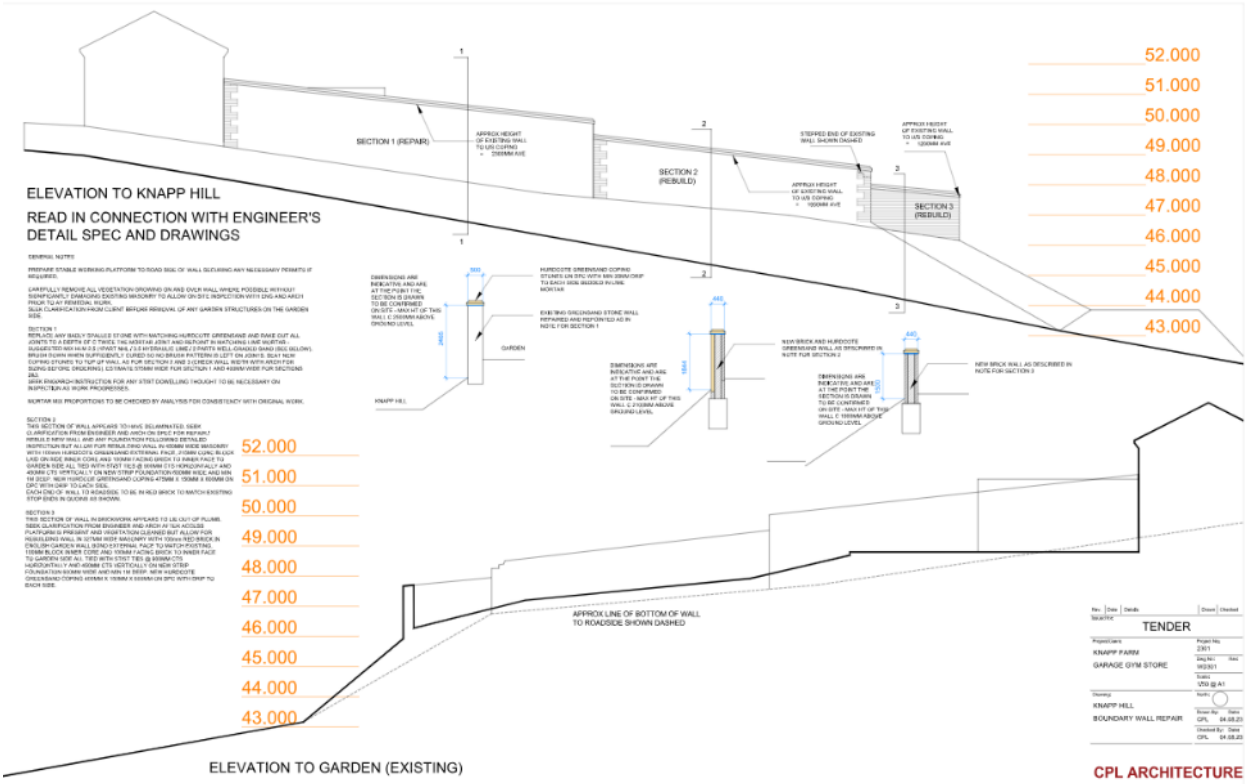




The revised proposal for the boundary wall to the highway is welcomed, and addresses the concerns raised by the Conservation consultee, retaining its idiosyncratic character. Noting the age of the wall, concern was raised regarding how the proposed works and building behind would impact on the wall given it is likely that the wall does not have deep footings. It is recommended that a condition be implemented requiring the wall is stabilised during the course of works and that any underpinning is done in sections and as advised by a structural engineer.

The proposed new gate is to be a galvanized etched and painted steel with electric auto opening, sited to the to the north eastern corner of the site, adjacent to the proposed extended portion of the wall. 2 new brick piers are proposed to form support to the proposed gate, replacing the existing timber gate and gateposts. This is not considered of harm to the setting of the listed building, or wider setting, given the sites location in the Conservation Area and AONB.

The proposed works to the garden wall, on the west side of the site, built from greensand stone in varied randomly sized squared tumbled edge blocks, is to be repaired, strengthened where necessary and rebuilt with existing stone being re-used.



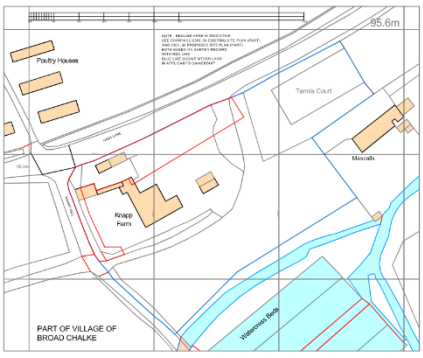
The proposed works to the garden boundary wall are considered suitable in retaining the character of the dwelling, site boundary treatments, and overall integrity, whilst restoring it to good condition.

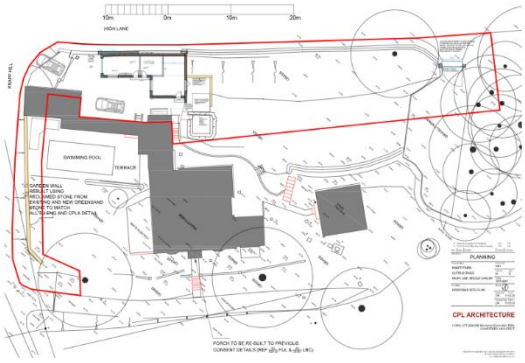
The Parish Council responded to consultation with no objection to the application. The highways consultee responded with no objection, subject to attachment of an informative, noting adequate car parking provision will remain on the site. They stated, however, that the boundary wall does abut the public highway and therefore it was strongly recommended that the applicant discuss the rebuilding of such with the Local Area Highways Engineer to ensure no damage/encroachment to the highway occurs. The suggested informative has been included on this application, and the applicants are highlighted of its relevant due to the boundary works proposed. The Archaeology consultee responded with no objection to the application, noting the small areas involved in the development, and the archaeological watching brief undertaken when an extension to the Farmhouse was built in 2020 which did not identify any buried remains. Following submission of amended plans, and further clarification in parts, the Conservation consultee has resolved to respond to the application with no objection, subject to condition, which has been included on this permission. No further comments were received during consultation.

. They asserted that adequate off street parking is available to meet Wiltshire's parking standards, and did not raise any highways objections subject to the inclusion of conditions and an informative that have been included on the permission. The Archaeology consultee responded with no objection, noting that much of the proposed works that would have a below ground impact will fall within the footprint of the existing modern extensions, and it would not therefore be proportionate to recommend an archaeological response.

It is noted that the overall development of Knapp Farmhouse, and to the outbuildings and curtilage within the site, would not have a detrimental effect on the Conservation Area as the alterations are subservient in scale, utilise suitable materials to ensure integration across the site, and has been designed to conform with the existing style of the dwelling. Officers are of the opinion that the proposed alterations would not cause any significant impact on the wider area, or to the special character and appearance of the AONB that would justify the refusal of planning permission. The neighbouring properties differ in style and layout, and noting the sites substantial curtilage, the development would not be of harm to the visual amenity of the streetscape. The proposed scheme is not considered a potential harm to the character of the existing property, and given the development undertaken since the dwelling was first built, the previous proposed alterations are not considered of harm to the special interest of the dwelling. Based on the alterations made following receipt of the consultation responses, the proposed works are not considered of detrimental impact on the character or appearance of the listed building, its setting, or the broader protected landscape. The Conservation consultee concluded that the proposals would have a neutral impact on the significance of the building and would preserve the character of the Conservation Area.

<u>Residential Amenity</u>





The potential impacts on neighbouring properties and wider residential amenity have been assessed. The site is set within a rural setting, with the main dwelling a significant distance from the boundaries shared with residential dwellings. The proposed works to the outbuildings adjacent to the highway would not be of harm to nearby residential dwellings as these are distanced by the highway, and are of minor alteration to the scale and roof height of the existing buildings. The site has a substantial curtilage which extends to the east, south, and west, providing shielding of the dwelling and sufficient space for the development to occur without causing harm to surrounding dwellings or wider amenity. The nature of the works to the boundaries are predominantly reconstructive, repairing the existing boundary walls and replacing the existing entrance gate. The highways consultee highlighted the relevance of the potential impact on the public footpath, and the relevant informative has been included. The boundary wall which is to be partially raised in height would not result in harm to residential amenity through overshadowing or loss of light.

Considering the scale of the site and proposed scheme of works to the site, Officers are of the opinion that the works would not be of harm to residential amenity. No objections or comments were received by neighbours or third parties during consultation and the proposed development it is not seen to be detrimental to existing neighbour amenity, nor will it impose on neighbouring properties in terms of bulk and privacy. The height and scale of the proposed development across the dwelling is in compliance with the relevant policy, and having no significant impact on residential amenity, there is deemed no reason for refusal.

CONCLUSION

The neighbour impacts and comments received have been taken into consideration. In terms of the bulk and scale, the proposal would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the objectives of the relevant Core Policies in the WCS; CP1 Settlement Strategy, CP33 Wilton Community Strategy, CP51 Landscape with consideration paid to landscape character and sensitive design, CP57 Ensuring High Quality Design and Place Shaping where the proposal maintains the character of the dwelling, remains complimentary to the local context and is sympathetic to neighbour amenity through a positive response to the existing landscape features, and effectively integrates the building into its setting and CP58 Ensuring the Conservation of the Historic Environment where the design remains sympathetic to the Conservation Area, preserves the character of the listed building, and has been designed to sympathetically develop the existing dwelling, having no significant

impact on the setting of the listed building. The application also conforms to the aims of the NPPF and would preserve the character of the Conservation Area in line with Sections 66 and 72 of The Planning (Listed Building and Conservation Areas) Act 1990. It is therefore recommended that this application be approved with conditions.

RECOMMENDATION: APPROVE with conditions

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.The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Sections ref: 2301_WD301A Date Received: 18/09/2023
Existing and Proposed North Elevations ref: 2301_203A Date Received: 18/09/2023
Proposed Floor and Roof Plan ref: 2301_WD102A Date Received: 18/09/2023
Proposed Site Plan ref: 2301_60B Date Received: 18/09/2023
Existing and Proposed South Elevations ref: 2301_204B Date Received: 18/09/2023
New Gate Elevation and Plan ref: 2301_WD303 Date Received: 18/09/2023
Boundary Wall Repair Plan ref: 2301_WD302 Date Received: 18/09/2023
Existing and Proposed East Elevations ref: 2301_202B Date Received: 18/09/2023
Existing and Proposed West Elevations ref: 2301_201C Date Received: 18/09/2023
Location Plan ref: 2301_40 Date Received: 18/07/2023
Existing Site Plan ref: 2301_55 Date Received: 13/07/2023
Existing Plan ref: 2301_100 Date Received: 13/07/2023
Proposed Floor Plan Detail ref: 2301_102 Date Received: 13/07/2023
Location Plan (1:500) ref: 2301_50 Date Received: 13/07/2023
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.The boundary wall is to be stabilised, by means such as a temporary buttress, during the course of works and any underpinning is done in sections and as advised by a structural engineer.
REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Informative:

The applicant is advised that the proposed reconstruction of the boundary wall is likely to affect the adjoining public highway and the applicant should thus discuss this with the local Area Highways Engineer prior to commencing works. The Area Highway Engineer can be contacted via; southernhighways@wiltshire.gov.uk.