CASE OFFICER'S REPORT

Application Number: PL/2023/07635

Address: THE KENNEL, FONTHILL GIFFORD, SALISBURY, SP3 6QR

Proposal: Proposed replacement Garage Workshop Building and 'The Kennels' Cottage new Porch

Date of Inspection:
N/A
Consultation Expiry:
06/10/23
Press Advert: N/A

POLICIES
National Planning Policy Framework and the NPPG

Wiltshire Core Strategy
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 24: Spatial Strategy: Southern Wiltshire Community Area
Core Policy 57: Ensuring high quality design and place shaping
Core Policy 58: Ensuring the conservation of the historic environment
Core Policy 61: Transport and development

Planning (Listed Building and Conservation Areas) Act 1990
Section 72

REPRESENTATIONS :

Fonthill Parish Council – None received

Highways – No objection

Third Party Comments **–** None received.

Assessment

- Principle
- Scale, design and impact on the character and appearance of the area
- Impact upon the setting of a Heritage Asset
- Impact on neighbouring amenity

Scale, design and impact on the character and appearance of the area and impact upon the setting of a Listed Building

Wiltshire Core Strategy Core Policy 57 states:

> *A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire….*
>
> *In addition, The Conservation policies of the local plan and the NPPF seek to ensure that the existing significance, character and setting of the Conservation Area and any listed buildings would*

be preserved or enhanced.

The Kennel is a residential property located to the rear of the grounds of the Old Fonthill abbey which is a Grade II* property. The proposal seeks approval to is to replace and supplement the garage workshop, which is existing of site but is collapsing. This formed part of a small collection of service buildings set behind the listed Old Fonthill Abbey, and centred on the old Kennel Cottage, which is occupied by resident staff.

The application also proposes a modest front entrance porch to The Kennel.

The replacement garage/workshop would be single storey in scale and would be positioned further back within the plot compared to the existing garage, which would be removed.

The proposed scale is considered appropriate for the plot and the design is considered to be complimentary to the main property and the wider character and appearance of the area aswell as the setting of the nearby Abbey.

The replacement building is traditionally detailed, and has been carefully orientated so that the Chicksgrove stone gable (South / South East Facing proposed Elevation) is the only element that is distantly glimpsed on the approach to the Abbey. Due to the increase separation distance of the proposed new location to the Abbey itself and the sympathetic design and palette of proposed materials its presence is not considered to pose any harm upon the setting of the Heritage Asset.

A condition can be imposed upon any approval ensuring the garage/workshop remains ancillary to the Kennels only.

The proposed porch is considered to be modest in scale and design and would sit sympathetically upon the host dwelling and have no impact upon the setting of Fonthill Abbey due to its position and scale.

Therefore, it is considered that the proposal complies with the NPPF and Core Policy 57 and 58.

Impact upon Residential Amenities

Policy CP57 also states:

vii. Having 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, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the nature of the proposal and position in relation to any neighbouring residential properties, it is not considered to pose any detrimental effects upon any residential amenities.

Conclusion:

The proposal, due to its position, scale and design is considered to sit sympathetically within the plot and would not result in any harm upon the overall character and appearance of the area or detrimentally impact the setting of the Heritage Asset. Therefore, the application is considered to comply with Section 66, CP57, CP58, CP61 and Chapter 16 of the NPPF & Planning (Listed Building and Conservation Areas) Act 1990 Section 72.

RECOMMENDATION: Approve, with conditions.