CASE OFFICER'S REPORT

Application Reference: PL/2023/05472

Address: St Andrews Church, Barkers Hill, Donhead St Andrew

PROPOSAL

This application seeks permission for the erection of a timber storage shed.

SITE DESCRIPTION/CONTEXT

The application site is within the grounds of St Andrew's Church, on the north east side of St Bartholomews Street, in the rural settlement of Donhead St Andrew. The site is set within the Donhead St Andrew Conservation Area, and the Cranbourne Chase and West Wiltshire Downs AONB. Within the site is the Grade II* Listed Church of St Andrew, and Grade II Listed Pender Monument in The Churchyard, and to the west across the highway is Donhead House, a Grade II Lised dwelling, forming a significant heritage setting. The highway forms the south west boundary, with the site extending to the north east. The site is bordered by residential dwellings to the north west, and north, and by open fields to the east. It is proposed that a shiplap pine shed be erected within the curtilage of St Andrews Church, to the north east of the church, adjacent to the eastern boundary. This would be ancillary to church, for storage purposes. No changes are proposed to the church or listed monument within the grounds.

RELEVANT HISTORY

15/06063/FUL Application Approved to Demolish existing vestry and erect single storey extension to form new vestry, Parish room, kitchenette and WC.

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

16. Conserving and Enhancing the Historic Environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 27: Spatial Strategy: Tisbury Community Area

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 66

Cranborne Chase Partnership Plan 2019-2024

CONSULTATION

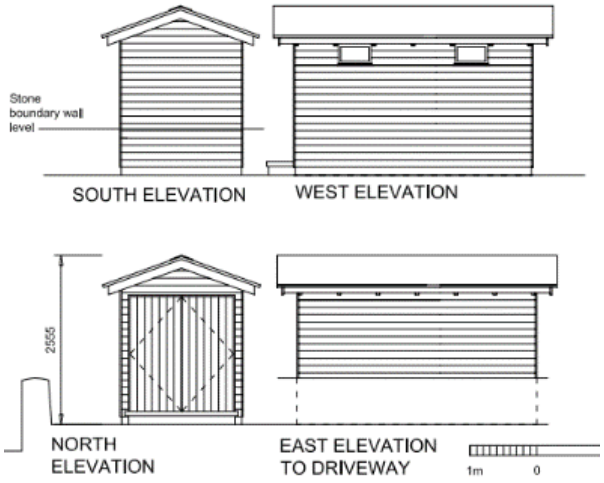
Parish Council:	No Comment
Neighbour/third parties:	None Received
Conservation:	Comment stated below:

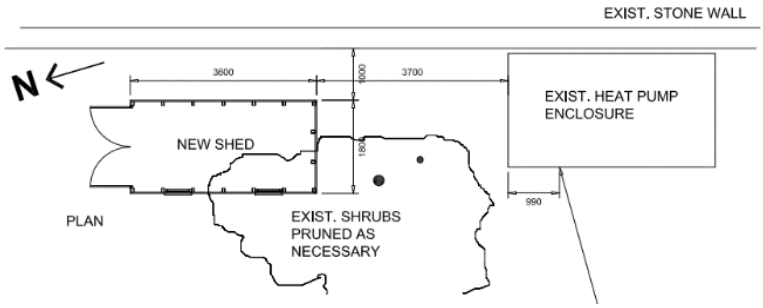
'Donhead St Andrew church is a grade II church, opposite a grade II listed house (Donhead House) in a conservation area. And yet, there is no assessment of the impact of the proposals on the setting of either the church or conservation area. The requirement to provide an assessment has been engrained in the NPPF since its inception in 2012. It will also be a requirement of the faculty process. It should also be a requirement of us registering the application. And yet no assessment - not even a couple of lines.*
Perhaps the PCC see the planning process as a formality? Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says: 'in considering whether to grant planning permission for development which affects a listed building, or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting....'. It is a statutory requirement and one that should be carefully considered and could be subject to legal challenge. As is stands, I am familiar with this building and its setting, and consider the proposal would not harm the setting of the church or Donhead House or the listed memorial, and as such, is in accordance with Section 66 of the PLBCA Act, CP58 ad core policy 58.
I note my archaeology colleague has not been consulted. I recommend that he is.'

PLANNING ISSUES

- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Listed assets, Conservation Area and AONB
- Residential Amenity

This application proposes to construct a timber shed for ancillary use associated with the host building, St Andrews Church.





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) and the relevant sections of The Planning (Listed Building and Conservation Area) Act 1990.

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 Appearance of the Listed assets, Conservation Area and AONB

The application proposes to erect a timber shed within the curtilage of the St Andrews Church. The proposed shed is to be accessed on foot through the existing arrangement, providing an ancillary storage facility. The proposed structure is to be finished in Shiplap Pine Sidings finished with a light preservative stain to the external walls, cedar shingles to the roof, and stained softwood windows implemented with obscured glazing. Due to the rural setting of the site, the proposed materials are considered, and remain sympathetic within the broader setting. The siting of the proposed shed, to the eastern boundary, is suitable in preserving the setting of the listed assets within the site and ensures there is no visual impact from the highway. The church is positioned to the southern corner of the site, adjacent to the south western boundary

along the highway. The proposed shed would be obscured from view from this aspect of the church, which ensure visual amenity and integrity of the church is maintained, with the shed sited to the north east of the church.

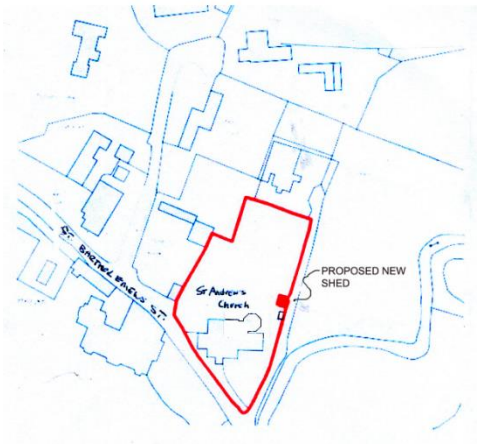
Conserving and protecting the AONB, Conservation Area, and the setting of the heritage designations within the site, is an essential consideration for this application. As the site is within a protected landscape area, the shed must be sympathetic to the listed buildings and landscape designations. The Conservation Officers comments have been noted and acknowledged. They highlighted that no impact of the proposals on the setting of either the church or Conservation Area has been provided as part of the application. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that*: 'in considering whether to grant planning permission for development which affects a listed building, or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting....'.* The Conservation Consultee concluded that they do not consider the proposal would be of harm on the setting of the church, Donhead House or the listed memorial, and is in accordance with Section 66 of the Planning (LBCA) Act 1990, and Core Policy 58 of the Wiltshire Core Strategy. They suggested that Archaeology should have been consulted, however considering the scale of development, and minimal, if any, below ground impact, the Officer does not consider there to be any potential Archaeological impacts resulting from the development.

The setting of the listed buildings identified above are not considered to be of potential harm or at risk of loss of amenity as a result of the proposed development. The scale and design of the shed are considered suitable, and of a minor scale within the site, subservient to the church, and not of an incongruous nature within the landscape. The use of the proposed shed means there are no concerns raised regarding the proposed windows creating light pollution within the AONB.

Officers are of the opinion that the proposed shed would not cause any significant detrimental impact to the amenity of the nearby neighbouring properties, to the wider area, or to the special character and appearance of the landscape that would justify the refusal of planning permission. The Parish Council submitted a comment of no objection, and no further comments were received during consultation. Based on the assessment of the scale and design of the development, and the potential impact on the area, it has been concluded that the works remain

complimentary to the locality, and will effectively integrate the development into its setting, in terms of height, mass, rooflines and built form.

Residential Amenity



The potential impacts on neighbouring properties and wider residential amenity have been assessed. The site is bordered by residential dwellings to the north west, north and south west, and by open fields to the east. The proposed shed is of minor scale, and adjacent to the eastern boundary, distanced substantially from the neighbouring dwelling, and nearby listed Donhead House. The openings to the shed are on the north and west elevations, which would be in view of the curtilage associated with St Andrews Church and further to the field centre to the north. The proposed windows are to be implemented with obscure glazing and are over 40 metres from the boundary with neighbouring Dairy Cottage. No comments were received during consultation from neighbours or third parties. The use of the shed also asserts that there is not likely to be any measurable impact on privacy or opportunities for overlooking. The door opening is to the north elevation but does not feature any windows. This will open out into the curtilage of St Andrews Church and therefore not of impact on neighbour amenity.

The shed is to be used for purposes ancillary to the church, and should this change, a further application would have to be submitted as the permission includes a condition that the shed should remain ancillary to St Andrews Church unless a change of use is sought.

The above assessment has therefore established that there is not considered a potential harm to neighbour amenity. Given the scale of development, it is not seen to be detrimental to existing neighbour amenity, nor will it impose on the neighbouring property in terms of bulk and privacy. The height and scale of the proposed development is in compliance with the relevant

policy, and having assessed the impact on residential amenity, there is deemed no reason for refusal.

CONCLUSION

The comments received from the Parish Council and members of the public are duly noted and have been carefully considered. In terms of the bulk and scale, the proposal would not harm amenity or the character of the dwelling or to the wider area subject to the imposing of the conditions as outlined within this report. Therefore, officers are of the opinion that the proposal is in accordance with the objectives of the relevant Core Policies in the WCS; CP1 Settlement Strategy, CP27 Tisbury Community Strategy, CP51 Landscape with consideration paid to landscape character and sensitive design, CP57 Ensuring High Quality Design and Place Shaping where the proposal remains sympathetic to the character of the dwelling and neighbour amenity, and complimentary to the local context through a positive response to the existing landscape features, effectively integrating the building into its setting, and CP58 Ensuring the Conservation of the Historic Environment where the development would not be of harm to the setting of the surrounding listed buildings, the Conservation Area, or AONB. The application also conforms to the aims of the NPPF and Section 66 of the Planning (LBCA) Act 1990.

RECOMMENDATION: APPROVE with conditions

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

Shed Elevations and Floor Plans Date Received: 19/07/2023

Location & Sie Plan ref: 500-02 Date Received: 18/09/2023

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

3.Materials shall be as shown on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4.Before the development hereby permitted is brought into use the windows in the west elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing in perpetuity.
REASON: In the interests of residential amenity and privacy.

5.The shed hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the church, known as St Andrews Church and it shall remain within the same planning unit as the main building.
REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.