Wiltshire Council

Wiltshire Council Planning Consultation Response

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Officer's Title: Senior Planning Officer

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Wiltshire Council Conservation (South and West - part)

Application No: **PL/2023/09676**
Proposed new dwelling with detached garage and associated works
Land Adjacent to 8 Bishopstrow Road, Warminster, BA12 9HQ

Please find following comments in respect of the above application(s).

Recommendations:

	No-comment
	Support in principle subject to amendments to the scheme (as set out below)
	Support subject to conditions (as set out below)
x	Object (for reasons set out below)
	No objections

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 (LBC) and 66 (PP) require that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay **special attention** to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 197 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance." It is also required that distinctive elements of Wiltshire's historic

environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': 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 complementary to the locality.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. Proposals are required to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) "enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development" and "responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting."

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

Site and assets considered:

The site contains a disused piggery (possibly dating to the 1960s) and a 20th century flat-roofed garage with concrete bridge spanning the brook which runs alongside the road. There are a row of trees along the eastern boundary.

Adjacent to the site is a short terrace of three 19th century cottages. Number 8 is on the end and is related to the current application site.

The site is within the Bishopstrow conservation area.

Proposal:

In respect of the last application (the conversion of the piggery building into a residential unit), I raised no objection (either to principle or design).

The current application seeks to demolish the existing structures on the site and replace with a garage, carport and L shaped two-storey residential unit in slightly different locations within the site.

Issues: impact on the Bishopstrow conservation area.

Information considered/provided: Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This includes conservation areas which are heritage assets. In this particular case, there is a design and access statement but no assessment of the character of the conservation area.

However, paragraph 195 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment:

In respect of a previous pre-application enquiry, my colleague said:

'The existing building is a poor-quality structure constructed in modern materials which makes no positive contribution to the conservation area. It is, however, low height and set back within the site and appears to have been disused for some time. It is not particularly visible from the roadside and its overall impact is low. An unattractive flat-roofed modern garage and shed are built on what appears to have been the access to the business, although the previous access arrangements are not entirely clear. ***The garage and shed are more apparent on the roadside and they have a negative appearance within the area'***

And I added, in respect of the previous application:

'There is (or has this been removed?) a wide banked verge running along the roadside and trees on the south-easterly side of the proposed plot, then an open field. I consider that the verdant character of the site, particularly the south-easterly boundary and the verge, contributes the rural aspect of this part of the conservation area'.

I have no objection to the proposed demolition of either the existing garage or the piggery building. I do not consider they make a positive contribution to the conservation area., and as my colleague notes their '*overall impact is low*'.

The previous application was for the conversion of the existing single-storey structure. The scale and massing of the proposed new house is considerably greater. It will have an extensive roofscape in view of the conjoined elements ie the integrated carport. It is sited in the middle of the plot but closer to number 8, filling in the gap that currently exists between number 8 and the piggery building and garage. The gap allows glimpsed views of the countryside beyond, a positive aspect of the setting of the Bishopstrow CA and, I consider, the setting of this short terrace. As demonstrated by the proposed streetscene view (south-west), there will no longer be a gap, thereby blocking extended views, and the development will impinge on the terrace.

In respect of the proposed garage, it is of traditional appearance and provided good quality materials are used, would enhance the appearance of this part of the CA.

In terms of the boundary treatments, I welcome the retention of a hedge and also a hedge along the eastern boundary. This is important as there are views towards this when travelling towards the site from the core of the village.

Summary & conclusion:

Section 72 of the Planning (LBCA) Act 1990 requires that works enhance or preserve the character of the conservation area.

In view of the greater massing of the proposed house, and in view of its siting close to number 8, I consider the proposal would cause some harm to the character of the BIshopstrow conservation area. I would consider the harm would be 'less than substantial'.

Suggested conditions
External materials schedule
Mixed native hedging