CASE OFFICER'S REPORT

Application Reference:	PL/2023/04978
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	01 August 2023
Case officer:	Jane Sanger

Site Address:	Grafton House, The Green, East Grafton, Marlborough, SN8 3DB
Proposal:	Demolition of existing double garage and replacement with a single storey annexe.
Recommendation:	Approve with Conditions

POLICIES

The National Planning Policy Framework (NPPF) 2023:
Chapter 4 – Decision Making
Chapter 9 – Promoting Sustainable Transport
Chapter 11 – Making Effective Use of Land
Chapter 12 – Achieving Well Designed Places
Chapter 15 – Conserving an Enhancing the Natural Environment
Chapter 16 – Conserving and Enhancing the Historic Environment

The Wiltshire Core Strategy, Adopted January 2015:
Core Policy 51 – Landscape.
Core Policy 57 – Ensuring High Quality Design & Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment

Planning Policy Guidance (PPG).

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015).

CONSULTATION RESPONSES

East Grafton Parish Council – supports this application.

Highways Authority – no objections. Please see the full comments on the electronic planning file. Highways maintained the same position on the re-consultation.

REPRESENTATIONS

No third party representations have been received.

KEY ISSUES:

- Relevant planning history.
- Impact upon neighbour amenity.
- Impact upon the North Wessex Downs National Landscape.
- Impact upon highway safety.
- Impact upon trees.
- Impact upon the significance of the setting of the listed building.
- Impact upon the character and appearance of the conservation area.

ASSESSMENT

The application site relates to Grafton House, The Green, East Grafton, Marlborough. It is a substantially sized plot occupying just over an acre. It is a detached, two-storey, thatched lime rendered dwelling, under a thatched roof, with a 1.5 storey rear extension, creating an L-shaped dwelling. The private gardens are laid to lawn to the northern and southern sides of the property and to the eastern, rear. The front garden to the west is predominantly laid to gravel, surrounding a circular hedge in the centre of the driveway, framing a stone fountain. The driveway extends forward of the main turning area in front of the house, alongside the southern elevation of the existing, single storey, double garage, constructed from timber, with timber cladding, finished in a dark brown stain, under a clay tiled roof. The vehicular access with the road comprises double, timber, five bar gates. The front of the site near the gates and the garage is enclosed with mature dense hedging and mature trees. The nearest tree to the garage is a Beech Tree, adjacent to the north-eastern, rear corner of the building.

The application site lies within the North Wessex National Landscape (NL); is within the Development Boundary, for the Small Village of East Grafton; is within the East Grafton Conservation Area; and is within the setting of a listed building. Public Right of Way (PROW), GRAF4 recorded as a footpath, runs to the south-eastern rear of the site, at approximately 64m away from this boundary.

<u>The proposals:</u>

The application originally proposed the demolition of the existing single storey, pitched roof, double garage and its replacement with a single storey annexe, accommodating a living area, including a small kitchenette, dining area and sitting room; a bedroom with ensuite and the same sized room adjacent, which has no annotation regarding how the space will be used. The building will be accessed via a gable roofed porch. An array of solar panels are proposed on the southern roof plane of the annexe.

The walls of the building will be constructed with a handmade red brick plinth, with treated softwood timber cladding above, left to weather naturally, under a clay tiled roof. All doors and windows will be double glazed units, framed in aluminium, finished in anthracite.

Under The General Permitted Development (GPDO) 2015 As Amended, Schedule 2, Part 14, Class A.1, the proposed solar panels on the south facing roofslope of the proposed annexe are development and are Permitted Development as they comply with sections A.1(a)-(e) and A.2.

The application was revised to remove the carport. This was done over the submission of two revised plans, as the first revision, inadvertently left the footprint of the carport on the Block Plan.

In view of the above, the application formed part of a re-consultation period to reflect the changes.

Relevant planning history:

PL/2022/05106 - Replacement garage including Office, Gym, & Games Room – Withdrawn – 30.06.2023.

PL/2022/01097 - T1 Beech tree to be felled as damaging garage foundations and walls – no objection – 17.03.2022.

The replacement garage was proposed to be 1.5 storey high, under a mansard roof, with two, shallow pitched catslide roofed dormers in the southern side roof plan, with solar panels above and one further dormer in the same elevation, set into the lower ridgeline. A glazed balcony was proposed on the western gable end and a porch on the southern elevation. The proposals were withdrawn as they were tantamount to a dwelling by design, size and scale.

Impact upon neighbour amenity:

The proposed annexe will be positioned set back approximately 8.74m to the shared southern boundary with Oldways next door and a distance of approximately 27.4m will be retained in between the front, southern elevation of the annexe and the northern gable end of this neighbouring dwelling. Together with the single storey design of the annexe; the separation distances to Oldways; and the existing mature, hedged boundary treatment, with a fallback position that this could be replaced with a solid boundary treatment of up to 2m in height, the proposal is not considered to cause any harm to neighbour amenity in terms of overlooking; loss of light; or cause an overbearing impact.

The position of the annexe is seen within the context of the main dwelling and will read as ancillary accommodation in relation to it. Therefore, the building has a good physical relationship with the main dwellinghouse. Due to it being closely related to the main house and providing limited accommodation, it will have a good functional relationship with the main property, where meals and laundry can be carried out.

The use of the annexe will be conditioned to be remain ancillary to the main house.

Impact upon the North Wessex Downs NL:

The proposals will be well contained to the application dwelling and site, which is seen within the built form of the village of East Grafton. Therefore, they will not cause any harm to the special qualities of the NL.

Impact upon highway safety:

The Council's highways officer notes the development accesses onto East Grafton Lane, an unclassified road, which leads to a PROW, Byway GRAF26 to the south of the property. It is further highlighted that the garage is not a direct replacement to the existing but will be replaced with an annexe.

In line with The Wiltshire Local Transport Plan 2016-2026: Car Parking Strategy (March 2015), which requires 3 parking spaces for 4+ bedroom properties and an additional space for the proposed annexe, the gravelled driveway which extends in front of the dwelling and along the southern side of the proposed garage, exceeds the space required to allow for the required number of parking spaces for the development proposed. As the proposals will not result in any changes to the existing access, together with the above, they are not considered to cause any harm to highway safety.

Impact upon trees:

Whilst the Tree and Landscape Officer has not been consulted on this application, he was consulted on the withdrawn application for a broadly similar proposal and in summary, provided the following informal opinion:

Having looked at the submitted photos from the agent on pages 23, 31 and 32, there is a large mature Beech directly adjacent and to the rear of the existing garage which would have significant roots running alongside the garage and to the rear aspect. If this tree was removed, it would leave a large visual gap, to the detriment of the overall landscape setting. Therefore, the opinion was that it should remain insitu. To minimise root damage, use of screw piles foundations could be employed. To minimise root damage during demolition, a careful 'top-down approach' would give the applicant the opportunity to carry out a root survey in this area before using a structural engineer to make recommendations as to which type of foundation would be best.

The planning history shows that this Beech Tree referred to by the Tree and Landscape Officer, located directly behind the existing garage, adjacent to the NE corner, has already been removed under Consent PL/2022/01097. Therefore, the revised proposals under this application are not considered to cause any harm to trees within the immediate vicinity of the development shown.

Impact upon the significance of the setting of the listed building:

In terms of the historic environment the primary consideration is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework NPPF Feb 2019 outlines government policy towards the historic environment. Section 16 "Conserving and Enhancing the Historic Environment" sets out an overall aspiration for conserving heritage assets. In particular paragraph 199 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The application site is within the setting of the grade II listed Oldways School House to the south of the site, next door. To the north, is the grade II* listed St Nicholas Church, but as this is separated by Sunflowers Nursery, with Batt's Lane beyond, the proposals are not considered to cause any harm to the setting of the listed church. In view of the detached relationship of the proposals with the church, it is not considered necessary to consult Historic England. Whilst the southern elevation of the revised, proposed annexe will face the house and garden of the grade II Oldways, the annexe building will now be single storey height, instead of 1.5 storey, originally proposed in the withdrawn application PL/2023/04978. Therefore, the revised, single storey height (4.6m approx. to ridge, which will be lower than the height of the existing garage, 5m) and the reduced massing of the building, cumulatively, will not cause any harm to the historic value and significance of the setting of this listed building. In view of this, it complies with the themes of CP57, CP58 and the legislation.

Impact upon the character and appearance of the conservation area:

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 the Conservation Areas.

Wiltshire Core Strategy Policy C58 relates to Ensuring the Conservation of the historic environment. And states that designated heritage assets and their settings will be conserved.

The proposed annexe will be approximately 10.9m long, 4.74m deep (5.6m deep with the porch) and 4.6m to ridge. It's single storey height is considered to offset the length of the building, which will be built over the site of the existing garage to which it will replace. The building will be clad in sympathetic, traditional, local materials, which are commensurate with an outbuilding and the rural setting of the site. It will introduce a relatively low scale building, which will be in keeping with context of the site. In view of this, the proposals are not considered to cause any harm to the character and appearance of the immediate and wider conservation area.

The external materials for the annexe building will be conditioned.

Conclusion:

In consideration of the above it is concluded that the development would be in accordance with the development plan. With no circumstances warranting otherwise the application is recommended for approval subject to the conditions outlined below.

RECOMMENDATION: Approve with conditions.

Conditions: (4)

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 and documents:

Application Form
Received on 21.06.2023.

Drawing Nos:
1151-01 Rev A – Existing Elevations and Plans
Received on 20.06.2023.

1151-02 Rev J – Proposed Elevations and Plans
Received on 10.07.2023.

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

3 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Grafton House, The Green, East Grafton, Marlborough SN8 3DB 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.

4 The walls of the annexe hereby permitted shall be surfaced in a handmade red brick plinth, with treated softwood timber cladding, left to weather naturally above, under a clay tiled roof. The windows and doors shall be framed in aluminium and finished in Anthracite.

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