CASE OFFICER'S REPORT

Application Reference:	PL/2023/08538
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	16 November 2023
Case officer:	Jonathan James

Site Address:	Land to the South of Clock Cottage, The Stype & Little Bedwyn Estate, Hungerford, RG17 0RQ
Proposal:	Installation of swimming pool, spa pool, plant room, landscaping and associated works
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (WCS) (2015)
• CP51 Landscape
• CP57 Ensuring high quality design and place shaping
• CP58 Ensuring the conservation of the historic environment
• CP60 Sustainable Transport
• CP61 Ensuring that development does not have a detrimental impact on highway safety
• CP64 Demand management

National Planning Policy Framework (NPPF) (2023)

Planning Practice Guidance (PPG)

Supplementary Planning Guidance:
• North Wessex Downs AONB Management Plan

CONSULTATION RESPONSES

Town/Parish Council – No comments received

REPRESENTATIONS

WC Climate Team – Comments; this is a proposal that I believe falls outside of the scope of what the climate team would expect to be consulted upon given current policies and resourcing.

Third party - No third party comments received at the time of drafting this report.

SITE HISTORY

• E/2013/0125/FUL - Demolition of additions, proposed alterations and extensions, including new chimney – approved with conditions

• K/57264/F - New outbuilding partially located on site of previously approved swimming pool – approved with conditions
• K/47042 - Demolition of single cottage; erection of single dwelling and relocation of previously approved stores building – approved with conditions
• K/44414 - Demolition of existing pool and sports enclosure. Erection of Tractor/Implement Store and new swimming pool enclosure – approved with conditions
• K/43437 - Demolition of entrance lobby and alcove store and formation of new main entrance, new pitched roofs to replace existing flat roofs and to form new covered way – approved with conditions
• 13/06305/FUL - Erection of a biomass plant room – approved with conditions
• 13/05713/FUL - Alterations and extensions to include veranda, covered access areas and minor extension to northern gable end – approved with conditions
• E/2012/1313/FUL - Demolition of additions, erection of an extension and use of building as estate – approved with conditions
• PL/2022/05521 - Installation of swimming pool, underground plant room, landscaping and associated works – approved with conditions

ASSESSMENT

Site description and proposal

The site is located within the countryside and within the North Wessex Downs National Landscape (formerly known as an Area of Outstanding Natural Beauty; AONB). Clock Cottage lies at the southern end of the Stype Grange Estate on a site that was formerly the location for Stype Grange. Clock Cottage is set in the south-east corner of a 0.372 acre plot on the Stype Grange Estate, with access off the main drive. The site is well screened within the landscape with existing mature trees and hedgerow forming the boundaries along with historic stone wall features.

The application is for the installation of swimming pool, underground plant room, landscaping and associated works.

Assessment

The proposal is for a swimming pool, spa pool, plant room with associated works within the residential curtilage of an existing dwelling and therefore there are no in-principle issues associated with the scheme. The application fundamentally revises a previously approved scheme (under application PL/2022/05521) to include the spa pool, plant room and pergola.

The existing access and parking facilities associated with the site would remain unchanged and the proposed development will not lead to an increase in vehicular movements post construction, as such, highways safety is considered not an issue.

There are no nearby neighbours that would be impacted on through the development and it is considered that there are no neighbour impact issues.

Whilst the site is located within the North Wessex Downs National Landscape, the proposed scheme is considered to be relatively minor in scale and well screened within the landscape. It

would be viewed within the context of the existing dwelling and would have no impact on the protected landscape designation. The scheme is well designed in relation to and in the context of the main dwelling; and there are no visual impacts associated with the proposed scheme.

It is recognized that Clock Cottage is an unlisted non-designated heritage asset. Para. 203 of the NPPF states that “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

Development within the setting of heritage assets can cause harm to their significance, however in this case, the proposals are considered to minimise visual and physical intrusion onto the setting. The swimming pool is considered to be non-intrusive and will sit well within the existing garden walling which the swimming pool will run along the line of. In addition the spa pool and plant room and pergola will sit behind the wall and will not protrude above it. On balance the scheme is considered to have a neutral impact on the setting of the heritage asset. Overall, the proposals are not considered to harm the setting of the non-designated building, thereby preserving its special interest.

Conclusion/planning balance

It is considered that the scheme is acceptable in principle and would have a neutral impact on the heritage of the area. There would be no visual impact through the proposed development and no highway safety issues or neighbour amenity issues raised through the proposed scheme. The development is therefore considered to meet with the requirements of the Core Policies of the WCS (2015) and that of the NPPF (2023) and a positive recommendation is hereby made.

RECOMMENDATION:
Approve subject to conditions

Conditions: (2)

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:
- Site Location Plan, Dwg No. 2257/LOC Rev D
- Site Block Plan As Existing, Dwg No. 2257/000 Rev D

• Site Block Plan As Proposed, Dwg No. 2257/100 Rev E
• South Elevation As Existing, Dwg No. 2257/011 Rev B /
• Ground Floor Plan As Existing, Dwg No. 2257/002 Rev D
• West Elevation As Existing, Dwg No. 2257/012 Rev B /
• South Elevation As Proposed, Dwg No. 2257/203 Rev D
• Ground Floor Plan As Proposed, Dwg No. 2257/102 Rev F
• East Elevation As Proposed, Dwg No. 2257/202 Rev D
• North Elevation As Proposed, Dwg No. 2257/201 Rev C /
• Pool Plant Room As Proposed, Dwg No., Dwg No. 2257/410 Rev A
• Roof Plan As Proposed, Dwg No. 2257/403 Rev A
• West Elevation As Proposed, Dwg No. 2257/204 Rev C

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