DELEGATED REPORT

Application Reference:	PL/2023/01779 and PL/2023/02309
Application Type:	Planning Permission and Listed Building Consent
Site Address:	Front Lodge, Lacock, SN15 2NX
Proposal:	Proposed extension and associated works (resubmission of PL/2023/03570)
Recommendation:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for a rear extension to the Grade II Listed Building. The extension is to allow space for a kitchen and will consist of five large floor to roof panelled windows on the northeast elevation and three large floor to roof panelled windows on the northwest elevation. There is also a glazed link that will be situated between the dwelling and the extension. The rear extension will be a mix of vertical timber cladding and glazing and will measure 7.7m in length, 4.5m in width and 2.6m to the top of the flat roof. The roof is also proposed as a green roof (sedum).

Revised plans have been submitted by the applicant, received on 7th November 2023. Those revised plans indicate the omission of the double garage which was approved under planning application PL/202301844, as well as a redesign of the proposed extension including a change to its orientation and switch to a flat Sedum type roof design reflecting the advice of the Council's Conservation Officer. The application has been determined in relation to these revised plans. Those revised plans were subject to consultation and publicity. The application description was also revised to remove the double garage from this application.

The application sets out the following components for which permission and consent are sought:

- Erection of a rear extension
- Removal of five C-grade trees (T20 & T22-T24) and one U-grade trees (T21)
- Proposed new garden retaining wall
- New patio area

The development and works are intended for purposes associated with the occupation and use at Front Lodge as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

The proposal sits within the curtilage of a two-storey, grade II listed dwelling, believed to date from around the early to mid C19. The listed building is an unusual Gothic style design with thatched roof and external features that belie the age and period of the building. Originally built as an entrance lodge the Lackham House (now Wiltshire College), the building has now been sold off and is no

longer in the same ownership as Lackham House. It is a relatively small building that sits in spacious grounds.

The site is located in the open countryside for planning purposes and sits adjacent to the A350, making it highly perceptible in the public domain. Land levels rise to the east and views into the rear of the site are filtered by boundary fencing and vegetation.

Front Lodge is a Grade II Listed detached dwelling. The dwelling is described by Historic England as follows:

> *LACOCK CHIPPENHAM ROAD, (A350) ST 97 SW 1/36 Front Lodge, Lackham College II*
>
> *Lodge to Lackham House, c1840, ashlar-fronted with thatched pyramid hipped roof and rear Tudor-style stack. l½ storeys, 3-window range, 2-light mullion windows, upper windows under broad eyebrow and with hoodmoulds, centre pair blank. Ground floor concrete tiled rustic verandah on timber posts. Centre Tudor-arched door, flanking windows without hoodmoulds. Two-light end-wall windows. Thatched and roughcast rear wing.*
>
> *Listing NGR: ST9104270222*

The submitted Heritage Assessment suggests that the main historic C19th core was added to with a similarly thatch roofed designed wing containing a kitchen and bathroom. That wing was most likely added in the early C20th.

The site is located within Avon Vale Countryside Character Area with TPO's on site but is not covered by any landscape or ecological designations.

RELAVENT PLANNING HISTORY

The sites planning history shows a recent planning application ref. PL/2022/03570 & PL/2022/03751 LBC, for the proposed extension, construction of double garage and associated work - withdrawn. The applicant withdrew the application due to concerns brought up by the Conservation Officer with regard to the extension to the listed building. Plan excerpts are provided in figure 1 below.

PL/2023/01844	Construction of detached double garage and associated works.	Approved
PL/2022/03570 & PL/2023/03751 LBC	The proposed extension, construction of double garage and associated work.	Withdrawn

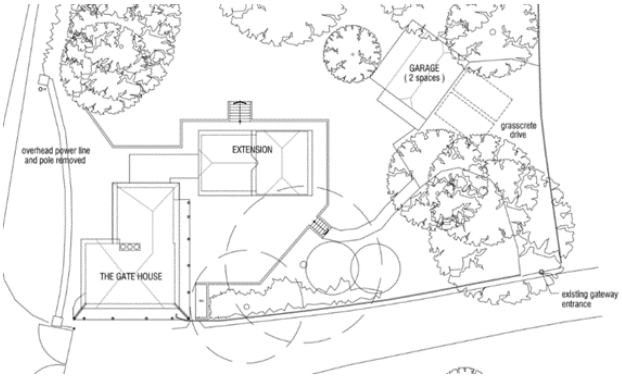


Figure 1: PL/2022/03570 & PL/2022/03751 LBC – proposed extension and double garage

POLICIES

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 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 the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy Policies 2015 (WCS):

Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment

Saved Policies of the North Wiltshire Local Plan 2011

Policy NE 14: Trees and the control of new development

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle of development
- Impacts on Heritage Assets
- Arboriculture Impacts
- Design and scale
- Impact to residential amenity
- Highway Safety

CONSULTATION

Comments received on originally submitted plans and documents:

- Lacock Parish Council: No objection.

- Council Conservation Officer: *These applications are for another attempt to add an extension on this listed lodge building. Two options have recently been put forward, both appear the same, other than the materials proposed for the wall of the extension.*

  Option 2 introduces brick to the building materials, which neither relate to the building to the immediate area. On a small, isolated building, I suggest that the palette is kept simple without increasing the material types.

  Option 1 is the same design as option 2 but uses vertical timber cladding on the wall. As there will be timber for the detached garage building, it will not be adding to the materials palette, so could be considered.

  The singe storey extension has been turned by 90 degrees so that it continues in line with the current single storey rear addition. It will also be seen to some extent from the road. The openings are far larger and taller than those seen on the parent building and need to be reduced so that they tie in with the host proportions.

  On the northwest elevation, the glazing doesn't line up with the substantial chimney stack, so it detracts from this interesting feature.

  The eaves/fascia appears thick and heavy, so needs some articulation to reduce the visual bulk.

  The roof has been shown as flat but will need to have some fall to it. The roof material hasn't been specified, but a sedum roof would complement the thatch.

  Looking at the footprint, the front has been stepped back slightly from the elevation of the rear range but does not appear to be far enough back for a good eaves overhang and brise soleil. The rear wall I shown in line with the rear wall of the single storey range, so that needs to be stepped in slightly.

  I have illustrated my points on the plans below, and ask that revisions are made to the proposals accordingly.

- Council Highways Officer: *I refer to the above planning application dated 03/03/2023 seeking permission to erect a single storey extension and garage within the curtilage.*

  It is not proposed to alter the existing access with the public highway, the proposals would increase the bedroom quantum to a 3-bed dwelling. The proposed garage would accommodate the required parking provision for a 3-bed dwelling in accordance with Wiltshire Councils minimum residential parking standards.

The proposals would not increase vehicular movements or intensify the use of the access, I would therefore not wish to raise an objection with regard to highway safety and capacity subject to the following condition:

RESTRICT CONVERSION
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.
REASON: To ensure that adequate provision is maintained for parking in the interests of highway safety and amenity.

- Council Arboriculture Officer: *I note Charlotte Watkins comments regarding trees on site. The whole purpose of an Arboricultural Method Statement is to demonstrate how trees will be protected on site along with methods of construction.*

  Charlotte confirms that her client would be willing to accept a condition regarding the construction of the garage along with construction of the driveway. Under BS5837:2012 this is the purpose of an Arboricultural Method Statement to obtain all this information in one document which can be placed on-site for all construction operatives to view. The condition Charlotte has quoted is purely for tree protection which is standard. It does not mention or cover how construction of the garage or driveway will take place.

  I believe some of the mature trees on site do have veteran characteristics so they do qualify for TPO protection, if it is found that an AMS condition is not suitable.

  I would suggest the following conditions be included in any permission that may be given:-

  WC13 ARBORICULTURAL METHOD STATEMENT
  No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an Arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

  -A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing;
  -A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012;
  -A schedule of tree works conforming to British Standard 3998:2010;
  -Details of general Arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
  -Plans and particulars showing the siting of the service and piping infrastructure;

-A full specification for the construction of the garage and driveway using a no-dig construction method; details of the no-dig specification and the extent of the areas of the driveway to be constructed using a no-dig specification;
-Details of all other activities, which have implications for trees on or adjacent to the site.
-In order that trees to be retained on-site are not damaged during the construction works, no demolition, site clearance or development should commence on site until a pre-commencement site meeting has been held, attended by the developer's Arboricultural consultant and the designated site foreman to discuss details of the proposed work and working procedures.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

WC6 PROTECTION OF RETAINED TREES

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or Arboricultural techniques where it can be demonstrated to be in the interest of good Arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

Comments received on revised plans and documents dated 7 November 2023:

- Lacock Parish Council: No objection.

- Council Conservation Officer: *The revised drawings received on the 7th November 2023 seem to largely address my points raised in comments given on 18th September 2023. Adding more articulation to the eaves/fascia of the sedum roof, would help to reduce the visual bulk of the 350mm edge. Please add a condition asking for full details of the materials, samples, colour and finish, of the timber cladding. Keeping the fascia colour the same as the cladding will help to reduce its prominence on the South-West elevation, as well as against the other sections of cladding.*

- Council Arboricultural Officer: *No objection provided the works are carried out as per the AMS prepared by NB Tree Management dated 17th October 2023.*

- Council Highways Officer: *The amended plans would not alter my previous response with regards to highways.*

  It is not proposed to alter the existing access with the public highway, the proposals would increase the bedroom quantum to a 3-bed dwelling. The proposed garage would accommodate the required parking provisions for a 3-bed dwelling in accordance with Wiltshire Councils minimum residential parking standards.

  The proposals would not increase vehicular movements or intensify the use of the access, I would therefore not wish to raise an objection with regard to highway safety and capacity subject to the following condition:

  Restrict Conversion
  Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.
  Reason: To ensure that adequate provisions is maintained for parking in the interest of highway safety and amenity.

REPRESENTATIONS

Consultation has been carried out and no objections or comments were received by neighbouring properties.

ASSESSMENT

Principle of development

The proposal occurs within the village of Biddestone, a small village without a settlement boundary. As such development would be considered to occur in the open countryside which

would typically be resisted. However, the proposal is for alterations to an existing residential dwelling and as such are considered to be acceptable.

Heritage

The Planning (Listed Building and Conservation Area) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s. 16 and 66) as well as giving special attention to preserving or enhancing the character of appearance of the conservation area (s.72).

The NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Core Policy 57 requires, amongst other things, that new development much be sympathetic to and conserve historic building. Core Policy 58 requires that development should protect, conserve and where possible, enhance the historic environment.

Given the location of the proposal, views from the public realm are limited predominantly to the side aspect along the A350. However, the setting being within an existing residential property, natural screening on the side (west) elevation and the reduced height (flat roof) of the proposed extension means that views into the site will be minimized and wider views will not be compromised. The building will sit very much within its very localised context, and when glimpsed, will be seen in the context of the existing built form.

The flat, Sedum roof design approach is overtly modern and would contrast with the historic, traditional approach of the thatched roof C19th core (and its aping, later C20th rear wing). The use of timber (Larch) cladding (Larch – left untreated so as to "silver" over time) and glazing being proposed reinforces that divergence, compared with the traditional natural stone of the existing property. However, such a divergent approach is not uncommon since it is a recognised technique employed so as to retain legibility of, and avoid competition with, the core a historic building such as this. The approach can be especially effective when used in conjunction with the lightweight glazed link between "old" and "new" elements of the property, as is the case here. A small door width break in the external wall of the C20th wing allows access to the new extension.

Raising objections to the initial submission, the applicant chose to amend the scheme during the life of the application, with those amendments largely meeting with the satisfaction of the Conservation Officer. However, they did continue to raise residual concerns regarding the articulation of the eaves line so as to provide improved articulation and relationship with the historic core. The applicant chose to address those residual concerns (and provide details of the final facing materials) and whilst no further comment was received from the Conservation Officer, the amendments are considered to address their concerns, with sufficient detail now provided as to the external materials to render a condition in that respect unnecessary.

Overall, the proposed extension is considered to perform well in terms of its potential impact on the listed building, with a low-profile scale and different, yet complimenting design and use of materials. Both attributes allow the historic core to retain primacy and its significance as a heritage asset unharmed. The small break in wall of the later C20th wing so as to create access does result in the

removal of some fabric, but it is minor. Whilst that loss must be considered to constitute harm to the listed building, it is considered to be less than substantial at the very minor end of the spectrum. That harm is greater outweighed by the public benefits associated with the development enabling this very modest property to be used into the future as a reasonable home for future generations, and thereby preserving it optimal viable use as a dwellinghouse.

Accordingly, the proposal is considered to have a neutral impact upon the listed building and would therefore comply with the requirements of policy CP58 of the Wiltshire Core Strategy. Similarly, whilst less than substantial harm is caused to the significance of the building as a heritage asset, it is at the very minor end of the scale and is outweighed by the identified public benefit. For those reasons, the proposal is also considered to meet with the requirements of paragraph 202 to the NPPF, and be in compliance with section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Arboriculture

Subsequent to the initial comments of the Council Arboriculturalist, which noted the presence of mature, veteran trees on the site and included the implementation of conditions requiring additional information in respect of trees on the site, the applicant chose to submit an Arboricultural Method Statement prior to the determination of the application (prepared by NB Tree Management, dated 17th October 2023).

The submitted method statement notes a number of 'A' category Oak Trees within the boundary of the property. Due to the sensitivity of this, the Arboricultural Officer has been consulted. It is noted that the method statement sets out the planned removal of five C-grade trees (T20 & T22-T24) and one U-grade tree (T21), but does also set out measures to be employed during construction so as to protect retained trees on the site, which includes A graded trees. Following consideration of that method statement, the Council's Arboriculturalist raised no objections subject to the implementation They have not provided an objection in principle provided that the development is carries out in accordance with the recommendations contained within it.

Accordingly, and subject to the imposition of such a condition, the proposed development is considered to meet with the requirements of saved policy NE14 to the North Wiltshire Local Plan 2011.

Design and Scale

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require development to respond 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. Policy 5 of the CBNP requires that proposals for development should encourage re-cycling, minimization of the carbon footprint and the increased use of renewable energy within the Parish.

Good design helps to provide a sense of place, creates, or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new

developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

In this instance, the applicant is proposing external and internal changes to the grade II listed building which is currently being used as a residential dwelling. The application property is a detached dwelling situated on a large plot. It is considered that the proposed extension adopts a relatively simple and modern design approach and with appropriate materials that will allow it to integrate sufficiently whilst remaining subservient to the host listed building. The extension is contained entirely within the rear garden and the wider views are not unacceptably affected by the proposal. The proposal will see the introduction of a rear extension to the host dwelling, resulting in an increase in scale and a spreading of the built form, however, due to natural screening on the side (west) elevation, views into the rear aspect are minimal. The extension is a modest addition to the host dwelling and would not suggest that the cumulative built form reads as harmful overdevelopment of the site or an excessive addition in terms of scale. The proposal will read as an appropriate addition and as ancillary to the host dwelling. The increase in scale and mass of the proposed extensions would therefore not be considered to create an incongruous or unduly prominent feature in this location.

In terms of the internal and external works to the listed building, it is not considered to unacceptably impact upon the character of the site or surrounding areas. The internal works will not greatly affect the site layout and is considered to be of good design. The historic fabric has been greatly taken into account and due to its location being to the rear, it would not affect the outlook of the listed building from its most prominent front elevation.

It is considered that the proposal is acceptable in terms of both scale and design and the proposed extension reflects the character and appearance of the wider area and complies with CP57 of the WCS.

Residential amenity

Core Policy 57 states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The proposed development would not immediately present an impact upon the living condition of neighbouring residents through overlooking or oppressiveness. Whilst windows are proposed on the northeast and northwest elevation, the proposal site does not have any direct neighbours that would be impacted by the proposed rear extension. The proposal therefore would not result in any

unacceptable harm to neighbouring properties or result in unacceptable harm in terms of significant loss of daylight, sunlight or privacy for immediate neighbours.

It is also noted that during public consultation, there were no objections or concerns raised by neighbouring properties.

In the context of the nature and layout of the development, there is no unacceptable detrimental impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Highways

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

Wiltshire Councils Highway Officer comments have been noted, and in particular their comment in respect of the increase in bedroom numbers and the garage block. However, the revised plans do not show an additional bedroom being proposed, with the garage block being subsequently omitted (it being the subject of a separate planning application under reference PL/2023/01844) from the proposals. In light of the changes made by the revised plans, it is not relevant or necessary to make use of a planning condition which restricts use of the garage for living accommodation.

In all other respects, the proposed development is not considered to constitute an unacceptable impact on highway safety or cause a severe residual cumulative impact on the road network. The proposal would comply with policies CP61 and CP64 of the WCS as well as section 9 to the NPPF.

CONCLUSION

The potential impacts of the development and works proposed have been taken into consideration and assessed against the development plan and other material considerations. The proposals would not cause harm to the significance of the listed building which is not outweighed by public benefits, and the proposals being acceptable in all other respects when assessed against local and national policy. Accordingly, the proposal will meet with policies CP57, CP58, CP61 and CP64 to the Wiltshire Core Strategy, saved policy NE14 to the North Wiltshire Local Plan as well as relevant paragraphs of the NPPF.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions (PL/2023/01779):

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:

Design & Access Statement: Received 7 November 2023
Heritage Assessment Front Lodge: Received 7 November 2023
Arboricultural Method Statement: Received 7 November 2023
Proposed Sections & window Detail: Dwg No: AH202 3/50 4of4; Received 7 November 2023
Proposed Roof, Door & Window Details: Dwg No: AH202 3/50 3of4; Received 7 Nov 2023
Proposed Ground Floor Plans: Dwg No: AH202 3/50 2of4; Received 7 November 2023
Proposed Elevations: Dwg No: AH202 3/50 1of4; Received 7 November 2023
Existing First Floor Plan: Dwg No: 994-S-03; Received 21 March 2023
Existing Site Plan: Dwg No: 994-S-01; Received 21 March 2023
Existing Roof Plan: Dwg No: 994-S-04; Received 21 March 2023
Existing Ground Floor Plan: Dwg No: 994-S-02; Received 21 March 2023
Existing Elevations: Dwg No: 994-S-05; Received 21 March 2023
Cladding Specification: Received 8 December 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form, approved drawings and Cladding Specification received 8 December 2023.

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

4 The work hereby permitted shall be carried out in accordance with the approved Arboricultural Method Statement prepared by NB Tree Management dated 17th October 2023.

REASON: To prevent inappropriate work being undertaken to protected trees.

RECOMMENDATION: That Listed Building Consent be GRANTED subject to the following conditions (PL/2023/04696):

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The works hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement: Received 7 November 2023
Heritage Assessment Front Lodge: Received 7 November 2023

Arboricultural Method Statement: Received 7 November 2023
Proposed Sections & window Detail: Dwg No: AH202 3/50 4of4; Received 7 November 2023
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