Our Ref: ST/220311/P2

21 December 2023

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990
Proposal: Proposed rendering of dwelling. Fenestration changes. Internal alterations.
Lower Chute, Wiltshire SP11 9DX
PP-12674900

Fowler Architecture & Planning Ltd have been instructed by Mr and Mrs A Wheatley-Hubbard to submit a Householder and Listed Building Consent Application to Wiltshire Council for the above development at Lowerhouse Farm. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £258.00;
- Drawing No.220311-001: Location Plan;
- Drawing No.220311-002: Site Plan;
- Drawing No.220311-303: Proposed Floor Plans;
- Drawing No.220311-304: Proposed South & North Elevations;
- Drawing No.220311-305: Proposed East & West Elevations;
- Drawing No.17393-FP1: Existing Ground Floor Plan;
- Drawing No.17393-FP2: Existing First Floor Plan;
- Drawing No.17393-EL1: Existing Elevations;
- Drawing No.17393-TP1-200: Topographical Survey;
- Heritage Statement by Ridgeway Heritage Consultancy; and
- CIL Form 1: Additional Information.

1. Site and surroundings

The Proposal Site (the 'Site') is located in the village of Lower Chute, located to the north side of the lane that runs east/west through the village.

The site comprises the existing dwelling of Lowerhouse Farm, garage and associated residential curtilage.

Lowerhouse Farm is Grade II listed, added to the National Heritage List on the 20 August 1981. The list entry for the dwelling is as follows:

> *'Farmhouse. C18. Whitewashed flint and chalk, stiffened with timber. Tiled roof. Two storeys, 3 bays with outshut to rear, and rear wing to right bay. Central half-glazed door with curved canopy on brackets. C19 timber windows in segmental headed openings on ground floor. Oculus over door. Stack to left gable, and roof half hipped to right and to wing. Lean-to on side of wing now with main entrance door. Outshut largely rebuilt, and four large hipped dormers'.*

To the north-east of the site lies Lowerhouse Farm complex, comprising outbuildings and stables which were granted planning permission in 2019 for their conversion into 3 no residential dwellings. To the north of the site lies additional land within the applicant's ownership, to the south lies agricultural fields and countryside, and to the west lies the neighbouring dwelling of Hatchetts.

The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and the Chute Cadley and Lower Chute Conservation Area.

2. Planning History

E/2012/1081/LBC	08.10.2012	Alterations to refurbish the existing 1980's kitchen including removal of an internal partition wall and the repositioning of a window and doorway.	Approved
K/81/0568	20.08.1981	Extension to dwelling	Approved
K/81/0704/LB	20.08.1981	Alterations and extensions to dwelling	Approved

3. Proposed Development

The proposed development is for the '*Proposed rendering of dwelling. Fenestration changes. Internal alterations'.*

This planning application comprises a number of alterations to the existing dwelling of Lowerhouse Farm, comprising:

<u>Proposed rendering of dwelling</u>

It is proposed to render the existing dwelling of Lowerhouse Farm. Currently the original 18th century element of the dwelling is rendered, but the later additions to the rear are constructed from brick. It is proposed to render the whole dwelling to provide consistency. The proposed render will be white to match the existing.

Fenestration changes:

- Removal of existing metal gates and construction of new infill external wall – to the ground floor of the north-elevation;
- Insertion of 2 no. new slimlite double glazed timber windows (with new structure above) to match those on the historic part of the dwelling – to the ground floor of the north-elevation;
- Formation of new half glazed timber door into adjusted opening – to the ground floor of the north-elevation;
- Installation of 4 no. new slimlite double glazed casement windows in existing dormer window opening to match those on the historic part of the dwelling – to the first floor of the north-elevation;
- Insertion of new structure over and adjust existing window opening to allow installation of new slimlite double glazed French doors with side lights – to ground floor of the south-elevation;
- Adjust existing door opening to receive new slimlite double glazed timber door to match those on the historic part of the dwelling – to ground floor of the south-elevation;
- Formation of 2 no. new timber slimlite double-glazed casement windows in adjusted openings to match those on the historic part of the dwelling – to first floor of south-elevation;
- Adjust existing window opening and installation of new, wider slimlite double glazed timber casement window, to match adjacent window (with new structure above) – to the ground floor of the east-elevation;
- Adjust existing window opening and installation of new double-glazed timber casement window to match those on the historic part of the dwelling – to the ground floor of the west-elevation; and
- Adjust existing window opening and installation of new double glazed timber casement window to match those on the historic part of the dwelling – to the first floor of the west-elevation.

Internal alterations:

Ground Floor:

- Raising of existing floor level of dining room by approximately 345mm;
- Removal of cupboard to dining room, with floor level retained. Formation of new cupboard doors and new shelving;
- Removal of existing wall between kitchen and existing utility room and make good of all surfaces (structural engineer to confirm if structure required);

- Removal of existing utility room (including WC), and creation of boot room, smaller utility room and plant room – comprising the erection of new walls and formation of new structure above;
- Remove existing partition between kitchen and dining room and install glazed screen on low wall and formation of new steps between levels;
- Creation of larder within kitchen – comprising the formation of stud walls – and close off existing door between kitchen and sitting room (make good with dry lined timber stud and make good of all surfaces);
- Installation of new brick vent within larder wall;
- Removal of existing cupboard in sitting room, and formation of new wall including new access doorway;

First Floor:

- Creation of new cupboards in bedroom 1;
- Removal of existing stud partition between existing bathroom 1 and 2, and formation of larger ensuite for bedroom 1;
- Close off door opening and formation of walls to form hallway cupboard;
- Creation of new bathroom within existing bedroom 6 – form new door opening and construct dry lined timber stud wall to form laundry space;
- Removal of existing cupboards in bedroom 5, and make good of all surfaces; and
- New stud partition wall and bathroom suite to bedroom 3.

As there is no change to the existing floorspace, this proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan 2011** (LP) adopted June 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) revised September 2023, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development

is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

CP57 'Ensuring high quality design and place shaping' advises that a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

CP58 'Ensuring the conservation of the historic environment' advises that development should protect, conserve and where possible enhance the historic environment.

5. Planning Analysis

Lower Chute is a designated 'Small Village' where, according to CP1, development will be limited to meet the housing needs of settlements and to improve employment opportunities, services and facilities. The village of Lower Chute does not benefit from a settlement policy boundary, therefore the site is considered to be located in the countryside for planning purposes.

The proposed development comprises alterations to an existing dwellinghouse, so are considered to be acceptable in principle provided they accord with the other relevant policies of the Core Strategy.

Policy CP57 advises that a high standard of design is required in all new developments. The proposed works to Lowerhouse Farm comprise internal and fenestration changes to the modern element of the historic building. The proposed rendering of this part of the dwelling is considered to be acceptable and would match the historic part of the listed building. The render will be to match the existing – to ensure it is sensitive to the nature of the site and surroundings. The proposed window alterations mostly comprise the alteration and replacement of existing windows, which is seen as a betterment and will secure the longevity of the listed building by ensuring it is as energy efficient as possible.

In terms of heritage, Policy CP58 states development should protect, conserve and where possible enhance the historic environment.

The nearest listed buildings are Hatchetts and The Hatchett Public House – all Grade II listed. The proposed works to Lowerhouse Farm are mostly internal alterations to the existing dwelling, and associated fenestration changes and rendering of the building. It is considered that the proposals and will have no impact on the setting of the nearby listed buildings. The village of Upper Chute is characterised by large mature boundary treatments, with high levels of vegetation providing screening between neighbouring dwellings. As is the case with the site, there is little intervisibility between the site and the rest of the village.

This application is supported by a heritage statement by Ridgeway Heritage Services. The report summarises:

- The Grade II listed dwelling was restored and enlarged in the early 1980s, with the addition of a two-storey brick extension on the northern side. It retains important heritage vales which principally relate to its surviving historic fabric, and to the eighteenth-century adaptation of an earlier vernacular building;

- The proposed internal alterations would principally affect the ground floor of the modern extension;
- The proposed alterations to Lowerhouse Farm would have minimal effect on surviving historic fabric, and on the plan-form and external appearance of the historic parts of the house;
- The proposed works principally affect modern fabric and plan-form which make no contribution to overall significance.
- The proposed changes to the external appearance would relate to window openings and would result in no appreciable change to historic character of the house, while some changes are seen as beneficial;
- Lowerhouse Farm is set back from the road frontage, and is visually enclosed by mature vegetation and by surrounding farm buildings on its boundaries;
- Visual connection with adjoining parts of the conservation area is very limited;
- The proposed alterations would principally affect the north-elevation which faces away from the road and neighbouring properties;
- Overall, the proposals would have very limited visibility within the Conservation Area, and the overall effect of such changes on the appearance and character of the Conservation Area, and on the settings and significance of neighbouring heritage assets, would be minimal.

It is considered that the proposed works are sensitive to the listed building and associated conservation area – resulting in no harm to the character, appearance or historic nature of the site. The submitted heritage report confirms that the proposed changes to this Grade II-listed building are proportionate to the scale of the existing house, and would result in an acceptably low level of harm to it significance.

The application site is large enough to accommodate the proposed alterations to the existing dwelling, allowing continued use of the private amenity space for current occupiers. The development would not affect the neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the minor nature of the proposals and no increase in GIA, coupled with the existing mature vegetation, the proposed development can successfully integrate into the historic and landscape character of Lower Chute. There is limited inter-visibility of the proposed site, leading to no harm to the setting of the adjacent listed buildings of Hatchetts or The Hatchet Public House.

Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the landscape character of the AONB. Therefore, the proposed development is in accordance with Policies CP57 and CP78 of the Wiltshire Core Strategy.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients