Wiltshire Council Planning Consultation Response

4 January 2024

Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: Lucy Rutter-Dowd
Officer's Title: Planning Officer

Application No: **PL/2023/10564**
Variation of wording of Condition 4 on PL/2023/03492 to say the garage doors hereby approved shall have timber vertical boarding finish rather than be side hung
Belle Ville, 21 High Street, Great Cheverell, SN10 5TH

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

Recommendations:

X	Comment
	Support
	Support subject to conditions (please set out below)
	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 207-9 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 203 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.

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."

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:

i. 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
ii. the retention and enhancement of existing important landscaping and natural features; and
iii. 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.

Site: the site is a Grade II listed cottage located within Great Cheverell Conservation Area. It also affects the setting of other listed buildings in the immediate locality. The host building is a thatched timber frame C17 two storey property with later modern single storey additions to the side and at the rear.

Proposal: the proposals seek to modify a planning condition requiring side hung timber garage doors in favour of an up and over door.

Relevant planning history: PL/2023/03492

Issues: impact on the listed building, impact on neighbouring listed building and impact on the character and appearance of the conservation area.

Assessment: Side hung garage doors are a traditional feature on traditional outbuildings in historic areas. Up and over garage doors are a suburban domestic feature which erodes traditional character.

The applicant claims that in this particular case that side hung doors would impede practical moving and turning of cars and that it is important to avoid cars reversing onto the High Street.

There will be significantly more space in front of the approved garage since the new garage has been pushed back further into the site thereby creating a much longer/larger driveway giving more space for the manoverability of vehicles. I also point out that the applicant already reverses onto the High Street from the existing garage and driveway as evidenced by google street view (dated April 2023).

Therefore I fail to see how a much larger driveway and side hung doors will impede vehicular movements on the site.

As such I do not consider this variation of planning condition justified in heritage terms.


Google
Image capture: Apr 2023