CASE OFFICER'S REPORT

Application Reference:	PL/2023/09721
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	14 December 2023
Case officer:	Hilary Baldwin

Site Address:	The Doctors House, 21 Church Street, Sherston, Malmesbury, SN16 0LR
Proposal:	Single storey rear extension
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission and listed building consent for the erection of a hipped roof, single storey, extension to the rear of the dwelling.

The works would require the removal of an existing lean-to structure which provides a corridor between a dining room and a bathroom in a rear projection. The proposed extension would maintain this link but extend the depth to be contiguous with the bathroom wall. The enlarged extension would provide for a utility and boot room with access from the garden as well as maintain a link to the bathroom.

The new extension will incorporate a lean-to roof structure with a stone roof covering to match the existing lean-to roof arrangement although the new roof will be positioned in an elevated position and at a slightly different pitch. Where possible, any of the older roof timbers and
covering will be retained. The new extension will have a powder-coated aluminium frame with double-glazed panes and roof extending down from the upper lean-to stone covered slope. The use of powder-coated aluminium will enable contrast and legibility between the old and new. There will be an aluminium back door with a side panel incorporating a solid lower panel as to hide any appliances sited below the internal worktop.

Site Description

The application site is a Grade II listed property which has rendered elevations and a stone tile roof. The front elevation is directly adjacent to the pedestrian walkway and the rear benefits from two storey projections. The property benefits from a large private garden with vehicle access taken into the site from Woods Close to the north.

Located within the settlement of Sherston, the site is also located within the designated Conservation Area.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 131, 135 - Function and form of development
Para 195 to 196 - Proposals affecting heritage assets
Para 200 to 203 - Considering potential impacts upon heritage assets

There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 'In considering whether to grant planning permission for development which affects a listed building or its setting' 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.'

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area.

Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 57- Ensuring High Quality Design and Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment

Sherston Neighbourhood Plan: Made May 2019
Objective 2 – Conserve or Enhance Sherston's significant heritage assets.

Key Issues
Principle of Development
Impact on Setting and Significance of Heritage Assets and Character and Appearance of the area

Relevant Planning History
There is planning history on the site, but none that is considered relevant to the current application for a replacement infill, single-storey extension.

Consultation Responses
Sherston Parish Council - No comment to make.

Conservation Officer - Support
The proposal is well explained and justified in respect to significance in the heritage statement. There is also no harm to the significance of the listed building or to the character and appearance of the Conservation Area.

Recommend a pre-commencement condition for all details of joinery fenestration, roof glazing and metal framing.

Representations
No letters of representation were received in relation to the proposed development.

Planning Considerations and Assessment
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.

Principle of Development:
The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy, subject to site specific assessment and related policy consideration and compliance with other policies contained within the development plan.

Impact on the Area and Setting and Significance of a Heritage Asset and the Area
The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

Paragraphs 200 - 201 of the NPPF, advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and within Para 203, that the local planning authority should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and:
c) The desirability of new development making a positive contribution to local character and distinctiveness.

In this instance, the development relates to the replacement of a single-storey lean-to structure set to the rear of the property and set between two existing projections. The single storey lean- to links across the rear (east) between the dining room to the rear wing and a ground floor bathroom and will be used as a boot room and rear porch for the garden and rear parking area.

The extension is lightweight with aluminium framed windows and doors, a pair of roof lights to the lower half of the lean-to roof and the rest in matching stone tile. The lean-to pitch will sit tight below the first floor window.

The small lean-to extension will maintain the L plan form legibility and the modern materials and design will evidence it as a later addition. It is considered that the extension is a simple and well-designed extension that will add to the circulation and domestic use of the property.

The Council's Conservation Officer has been consulted and there is support for the proposal, subject to a pre-commencement condition for fenestration and framing details. Such a condition is considered appropriate and necessary in this instance and can be added to any grant of permission for the works. The applicant has formally agreed to the pre-commencement condition.

The Parish Council has not objected to the proposal or made comment in relation to the Made Sherston Neighbourhood Plan.

The development is therefore considered to lead to a neutral impact upon the setting and significance of the listed building and acceptable in terms of the site and the area. Conditions can be appended to any grant of permission that the development is constructed in accordance with the submitted drawings and supporting documentation. The development is therefore considered acceptable and in accordance with policies CP57 and 58, the Made Sherston Neighbourhood Plan and the guidance and provision of the Framework.

Conclusion
It is considered that the proposed development would lead to a neutral impact on the Grade II Listed Building and the setting and significance of the designated Sherston Conservation Area. In accordance with the advice contained in the NPPF, this harm can be qualified as neutral. Paragraph 195 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The principle of the aforementioned residential development in this location is considered acceptable, when taking into consideration the location of the site, its existing use and the criterion of both National and Locally adopted policies. As such, the proposal is considered to accord with Core Policies 2, 57 and 58 of the Wiltshire Core Strategy, the guidance and provision as contained within the NPPF and the Made Sherston Neighbourhood Plan. It is therefore recommended that the application be approved subject to relevant 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:

21-383-201 Site Location Plan. Received on 09 November 2023
21-383-202 Existing Survey Plans and Elevations. Received on 09 November 2023
21-383-203 Proposed Plans, Elevations and Sections. Received on 09 November 2023
Design and Access Statement including Heritage Statement. Received on 09 November 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 be as stated on the application form, approved drawings and Heritage Statement.

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

4 No works shall commence on site until details of all new external windows, roof glazing and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

Informatives: (4)

5 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

8 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.