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

15th December 2023

Dear Sir/Madam,

Application to erect a single storey rear extension

At: 24 Stockton Warminster, BA12 0SQ

Following pre-application enquiry ENQ/2023/0016, we are applying for planning permission and Listed Building Consent for the erection of a single storey rear extension to 24 Stockton, Warminster.

24 Stockton is a Grade II Listed building, positioned within Stockton Conservation Area. The statutory listing reads:

'*Detached cottage. C17. Rendered timber-framing and dressed limestone, thatched roof with brick stack to left. Gable end to road. Single-storey and attic, 2- window east front. Planked door with gabled tiled canopy to centre, single-light casement either side. One eyebrow dormer to attic with 2-light casement. Left return is gable end to road with 2-light leaded ground and first floor casements, small chamfered fire window to right. Rendered rear with three single-light ground floor casements. Attached to right return is weatherboarded lean-to extension. Interior has chamfered beam, planked doors, winding stairs against front wall. First floor chamfered beam with stepped stops*.'



Figure 1: Site context and photos

The proposal seeks to erect a single storey extension to the north elevation of the cottage. It is proposed to extend the existing lean-to addition with a timber cladded extension. A flat roof link will connect the new extension to the current dwelling to preserve historic fabric.

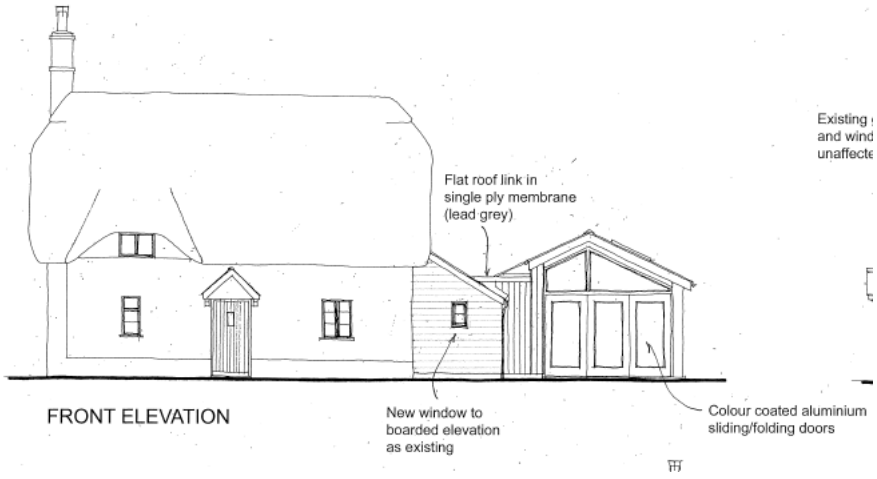

Figure 2: Proposed Elevation

Core Policy 57 of Wiltshire's Core Strategy (2015) states that a high standard of design is required in all new developments, including extensions and alterations.

Core Policy 58 outlines that development should protect, conserve and where possible enhance the historic environment.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) states: "*In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.*" Section 72 of the same Act has similar regard to the preservation and enhancement of Conservation Areas.

Paragraph 197 of the NPPF (2023) states that in determining applications, local planning authorities 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.

Paragraph 194 notes that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

24 Stockton is positioned back from the High Street within Stockton. A timber double garage is positioned closer to the road than the dwelling. The cottage is orientated so that its side (south) elevation faces the road. The stone face and thatched roof of the 17th century cottage contributes positively to the character and appearance of the Conservation Area and its significance is derived from its age and character.



Figure 3: Application Site from the road

The proposed rear extension will be positioned on the northern elevation away from the roadside. The extension would not be particularly visible because of this as well as due to the intervening garage and presence of vegetation. Although the limited intervisibility is not in itself a reason to justify the proposal, it is clear that that the contribution the dwelling makes to the character and appearance of the area will remain unharmed.

The proposed extension has also gone before the Conservation Officer within pre-application ENQ/2023/0016 as a second amendment. The Conservation Officer outlined that the "*revised scheme has merit.*" However, held concerns regarding a new opening at ground floor and a large, glazed window.

Since this pre-application advice, the issues raised have been addressed. The large, glazed window have been replaced with two smaller ones that are in keeping with the context of the cottage and the historic fabric will remain unaffected by the development. Indeed, a flat roof link is now proposed between the existing lean-to and the proposed new extension.

Accordingly, the proposal is considered to address the Conservation Officer's comments and is in accordance with Core Policy 57 and 58 of the Wiltshire Core Strategy.

I trust the information submitted alongside this covering letter will be sufficient to validate and determine the application. Should any further information be required please do not hesitate to contact me.

Yours faithfully

Rebecca Davis

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