CASE OFFICER'S REPORT

Application Reference:	PL/2023/06958
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	13 September 2023
Case officer:	Peter K-Gyabong

Site Address:	9 ABINGDON COURT FARM, CRICKLADE, SWINDON, SN6 6BZ
Proposal:	Single storey rear extension projecting 3m
Recommendation:	Refuse

Site Description:
The application site relates to No.9 Abingdon Court Farm, a two-storey stone built modern corner dwelling and plot, with a terrace of similar built (but in brick) dwellings, located on the north-eastern edge of the town of Cricklade. The site is located on a small close of dwellings, which was constructed on a farm-yard area of Abingdon Court Farm. This is accessed from Thames Close and Horse Fair Lane, from the centre of Cricklade. The dwelling had been little altered, with only the insertion of a small shed constructed to the eastern side/rear of the house. Other attached northern neighbouring dwellings have approved rear single storey extension/conservatories to the rear.

The site is located within the designated Cricklade Conservation Area and is close to Abingdon Court Farm buildings to the west, which are grade II Listed Buildings, however, the site is separated by the close access road and the attached neighbouring terrace houses and is rear eastern facing. Furthermore, the site lies in an area of high archaeological potential lying within 20m of the Scheduled Monument of Cricklade Town Banks.

Although it is not a public right of way, a narrow path runs along the southern boundary edge of the site, which leads from Abingdon Court Farm Close to another residential development at Stockham Close, to the east.

Proposal

The application seeks consent for the construction of a single-storey rear pitched roofed extension. The proposed extension would be inserted into the middle of the rear south-eastern elevation, be of a similar design, with a small-pitched roof. The proposal would be constructed of stone walls, with white framed double-glazed windows/doors, under a slate type tiled pitched roof, with 2 rooflights, one either side of the pitch. The structure would measure 3m by 3m, to a maximum height over ridge of 3.2m and eaves height of 2.4m. The south-western elevation would contain French doors, with 2 full height windows and door in the south-eastern rear elevation and the north-eastern side elevation would contain one full-length window. All materials would either match or be sympathetic to the materials used on the existing property and other nearby properties.

Planning History
N/02/01798/FUL – Garden Shed, CAP 23/09/2002.

Policies:

National context:

National Planning Policy Framework 2023 (NPPF)
Planning Practice Guidance (guidance on the policies contained within the NPPF)
S.72 of the Planning (Listed Building and Conservation Area) 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

Cricklade Neighbourhood Plan – Made March 2018
Policy H3 – Design of new Housing

Key issues

- Principle of development
- Impact on the character, appearance and visual amenity of the locality
- Impact upon residential amenity
- Impact on Conservation Area and Heritage/Archaeological Assets.

CONSULTATIONS

Archaeological Officer:

The site lies in an area of high archaeological potential lying within 20m of the Scheduled Monument of Cricklade Town Banks. There remains a good chance of further, as yet unrecorded, archaeological features surviving within the footprint of the proposed extension and so I would advise that any intrusive groundworks are monitored by qualified archaeologists, this monitoring to be secured via a condition to be attached to any planning permission that may be issued. Such a condition is to be worded thus:

'No development shall commence within the area indicated by application PL/2023/06958 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

The work is to be carried out following the standard and guidance for an archaeological watching brief as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

Cricklade Town Council:
They support to this application and say that Abingdon Court Farm is in the Conservation Area. Although the application states that the extension is to the rear of the property, that elevation faces on to the open space of Abingdon Court field on so is visible from the Avenue of the Fallen.

The extension is 3m x 3m with glazing and skylights. The photograph below shows the property on the left and it can be seen that the adjoining property on the right has a similar sized extension and the one next to that has a conservatory.

REPRESENTATIONS
No representations have been received for this application.

ASSESSMENT:
Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined 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); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

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, CP57 and CP58 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.

Design and visual impact:
The nature of the rear extension is relatively modest in size and nature and does not suggest that the property is being overwhelmed, as the cumulative effects of the proposal, this would remain subordinate to the host dwelling and its site. The proposed materials and pitched roof design of the proposal are still considered to remain sympathetic to the host dwelling and the prevailing character of the wider area, as appropriate sized rear extensions abound within this residential estate. The proposal would be located at the rear of the host dwelling and would not have any significant visual impacts to the public realm from the green amenity space and access path.

In terms of scale and design the proposal is considered to have complied with Policy CP57 of the WCS and Policy H3 of the Cricklade Neighbourhood Plan 2018.

Impacts on neighbour amenity:
The application seeks consent for the construction of a single-storey south-eastern rear extension to the main existing dwelling. There are two immediate attached neighbours to the west of the site at No.10 (on a 90 degrees angle to the host dwelling) and to the north-east at No.8, which were built at a similar time and design of the house on site. There are other nearby neighbours to the south at No.12 (another separated terrace of houses), which are separated by an access path to another close development at Stockham Close to the south-east.

The extension is single-storey in height and located in the middle of the rear elevation of the host dwelling and a little distance from the shared neighbouring boundary, which contains a 1.8m high timber fence and hedge/foliage, which would reduce the chances of overlooking and loss amenity to this north-eastern neighbour at No.8. The attached neighbour at No.10 and plot is located 90 degrees to this house on site and therefore would not have any impact or detrimental effect from this proposal. None of the rear gardens of the terrace houses rear gardens would be significantly impacted upon by overlooking or loss of visual amenity. The nearby neighbour at No.12 would be separated by an access path, as it is away from this extension and none of their amenity would be affected by the scheme.

Therefore, due to its sympathetic and subservient design and rear corner location, it is considered that this proposal would not increase loss of light or outlook significantly and would maintain residential amenity to the surrounding neighbours. No other nearby neighbours would be impacted upon by this proposal.

It is worth noting that no representations or objections have been received from local residents. The proposal is therefore considered to have complied with Policy CP57 of the WCS and Policy H3 of the Cricklade Neighbourhood Plan 2018.

Impact on Conservation Area and Heritage Assets:

The site is located within the designated Cricklade Conservation Area and is close to Abingdon Court Farm buildings to the west, which are grade II Listed Buildings. Due to the proposals rear location, modest design and being inserted onto a modern dwelling, it is not considered that it will have a detrimental or harmful impact upon the special character and appearance of the Conservation Area.

The site is also near to a listed buildings to the west, however, the site is separated by the close access road and the attached neighbouring terrace houses and is rear eastern located, facing away from the Listed Building. Therefore, it is considered that the proposal will not have a direct impact upon the historic setting or character of the nearby listed buildings, The extent of the rear extension is modest and sympathetic and is not considered to result in harm to the setting or character of the Conservation Area or any heritage assets mentioned above. Therefore, the proposal complies with CP58 ii, iii and iv of the WCS and S.72 of the Planning (Listed Building and Conservation Area) Act 1990 in this regard.

However, the site is located in an area of high archaeological potential lying within 20m of the Scheduled Monument of Cricklade Town Banks. The proposal was considered to be acceptable but subject to a pre-commencement condition requiring a written programme of archaeological investigation and a possible approved programme of archaeological work. This applicant has refused to agree with pre-commencement conditions and thus cannot be applied to protect potential archaeological assets arguing that the proposed extension is outside the heritage site. The applicant also cites Nos. 7 and 8 Abingdon Court Farm as example of sites which have been granted planning permission for similar development without pre-commencement conditions to submit written programme of archaeological investigation. It is acknowledged that permission have been granted for sites cited by the applicant. However, it noted that the application site, No. 9 Abingdon Court Farm is closer to the area of high archaeological potential lying within 20m of the Scheduled Monument of Cricklade Town Banks.

Therefore, the proposal is considered to be at odds with Policy CP58 (i) of the WCS and NPPF and is unacceptable in this particular regard.

Conclusion:
The proposal will result in no unacceptable impacts to the setting of the residential character of the locality or to neighbouring residential amenity. The proposal would be acceptable if permission is granted and recommended archaeological pre-commencement conditions is applied. In addition, it will not cause further harm to the setting or character of the Conservation Area or any listed building. However, the applicant has refused to agree to pre-commencement which would ensure that there would be no significant impact to any archaeological assets that may be present within the site and therefore would be contrary to CP58 of the WCS and revised NPPF 2023 and is unacceptable in this particular instance.

RECOMMENDATION:
Refuse.

Refusal Reason(s): (1)

1 The proposed development by reason of its siting, in an area of high archaeological potential lying within 20m of the Scheduled Monument of Cricklade Town Banks. In the absence of pre-commencement conditions to mitigate potential harm to high archaeological potential assets the proposal would fail to protect Archaeological Assets and be contrary to Core Policy 58 criterion i of the Wiltshire Core Strategy as well as Section 12, paragraph 124 and 127 of the National Planning Policy Framework.