CASE OFFICER'S REPORT

Application Reference: PL/2023/11084 The Old Vicarage, Milston Road, Bulford

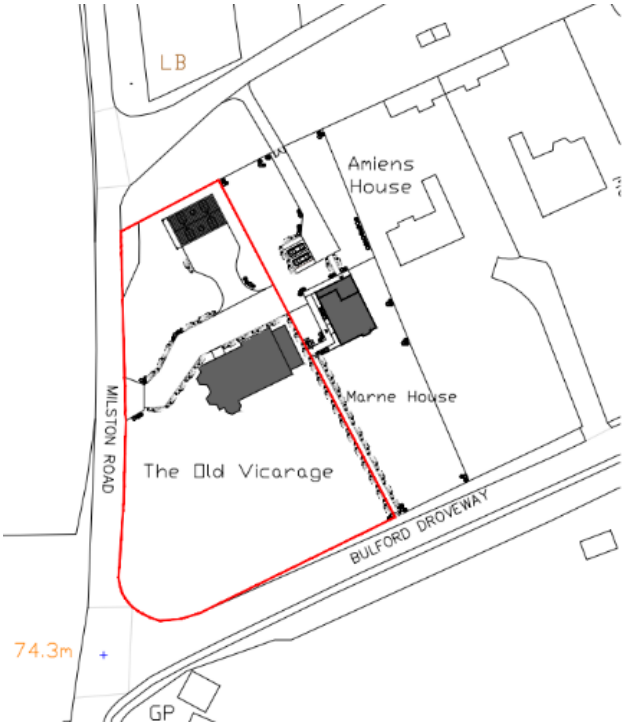
PROPOSAL

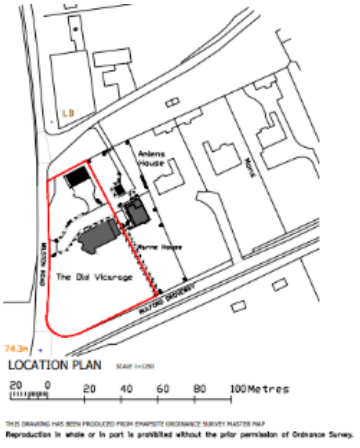
This application seeks permission for the construction of a detached, two-storey outbuilding incidental to main dwelling.

SITE DESCRIPTION/CONTEXT

The application site relates to a large, detached residential property and its associated amenity land and parking. The house is 19th century and was historically the village vicarage. It has brick walls with a concrete tile roof. The property is located on a corner plot with Milston Road and Bulford Droveway. The property has enclosed gardens and has neighbouring properties to the east and southwest. To the north is a small parcel of woodland, beyond which are further residential properties along Milston Road, and to the southeast and west are parcels of agricultural land.

The proposed outbuilding will be located within the northeastern corner of the plot. The ground floor will accommodate a three-bay garage, whilst the first floor will hold a gym and art studio, with bathroom. Block plan below (please note, Marne House does not exist yet and is based on approved plans of PL/2023/04852).





RELEVANT HISTORY

PL/2022/03171, The Old Vicarage:	Erection of single storey side extension and the addition of 3 dormers to the roof, approved with conditions 14/06/2022.
Pl/2023/04852, The Old Vicarage:	Demolition of the existing outbuilding and the erection of a two-storey detached dwelling on land adjacent to the Old Vicarage, approved with conditions 19/12/2023.

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development

4. Decision-making

12. Achieving Well-designed places

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 4: Spatial Strategy for the Amesbury Community Area

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

CONSULTATION

Highways Department: No Objection.

Archaeology: No Objection.

Neighbour/third parties: No comments received.

PLANNING ISSUES

As outlined within the WCS Core Policies 1, 51 and 57, good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing, and high-quality design will be required for all new developments from building extensions through to major developments. Policy 4 considers development within the Amesbury Community Area, which the Local Plan defines as Amesbury and surrounding parishes and includes Bulford. Development within the community area will need to conserve the designated landscape of Cranborne Chase & West Wiltshire Downs AONB and its setting, and where possible, enhance its locally distinctive characteristics.

The key issues include:

- Principle of Development
- Design, Scale, and Impact on the Character and Appearance of the Area
- Historic Environment
- Residential Amenity

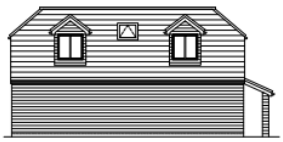
ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2044 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time of the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015).

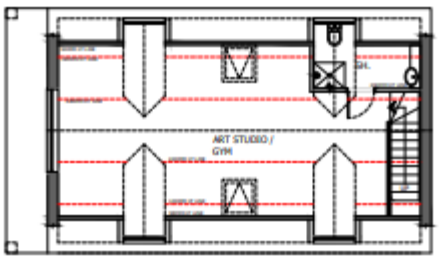
This application seeks permission to construct a detached, two-storey outbuilding to the north of the principal building. Proposed plans and elevations, and site visit photographs, below.



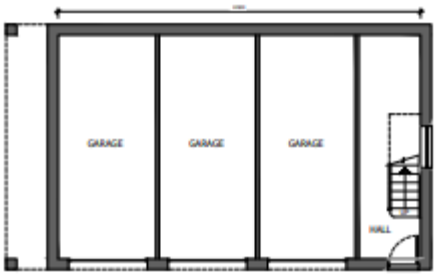








PROPOSED
LOFT FLOOR PLAN



PROPOSED
GROUND FLOOR PLAN

Below, The Old Vicarage, and Proposed Location of Outbuilding.





Below, View of Location of Proposed Outbuilding from West, and East.





Principle of Development

There is no objection to the principle of the development, subject to consideration of all material planning issues and site-specific constraints.

Design, Scale, and Impact on the Character and Appearance of the Area

The proposed outbuilding is incidental to the main building and is subservient in scale. It will be two-storey, with a half-hipped roof finished in concrete tiles that match that of the house. The exterior of the walls will be clad in timber, which when combined with the roof shape gives the outbuilding a barn-like appearance. Off the western elevation will be a veranda on timber posts with a mono pitched roof.

Much of the ground floor will be taken up by three garage bays, accessed via garage doors on the southern elevation. To the east will be an external door into a hallway with stairs leading to the first floor. The hallway will have a ground floor window, on the eastern elevation. The first floor will contain an art studio/gym, with a bathroom. There will be a

window on the western elevation, in addition to two front dormers, two rear dormers, and two veluxes. Due to the siting of the building, none of these windows will overlook anyone (bar the principle building of The Old Vicarage).

There will be some landscaping around the outbuilding, so that the driveway is rerouted up to the garages.

The broader setting means that the extension does not contradict the existing landscape, and the scale and design would not be of detriment to visual amenity. The impact of development on the character and appearance of the area has been assessed, and alongside compliance with the relevant policies of the WCS, there is no substantive reason for refusal. The development has utilised materials considered acceptable and complementary to the local area with no negative impact on the character of the dwelling, or the wider context and setting of the area. It is concluded that the proposal is of an appropriate scale and design, complimentary to the existing dwelling and its setting.

Historic Environment

The Archaeology Officer has stated no objection to the proposal. They state that 'The Old Vicarage is a grand late 19th-century vicarage, now a private residence. Wiltshire's Historic Environment Record (HER) notes that the vicarage was built in 1891. There are no other known archaeological monuments nearby'. On this basis, and given that the proposed outbuilding/garage is modest in footprint, they have no archaeological concerns with this proposal and no further action is therefore required as regards the buried archaeological heritage in relation to this application.

Residential Amenity

The impact on residential and neighbour amenity has been fully assessed, considering the potential impacts on neighbouring properties and living conditions. No neighbours have provided any comments on the application.

There are fenestrations on all sides of the outbuilding. Due to its rural siting, The Old Vicarage's only direct neighbour is to the east, which may be affected by the ground floor window on the outbuilding's eastern elevation. However, with proper boundary treatment, this shouldn't affect the neighbour's privacy. It should be noted that 'Marne House' and the boundary between the two properties, as shown on the block plan, has not been constructed yet. Currently, the closest neighbour is Amiens House. The application form suggests the

boundary will consist of a closed border fence, which would be appropriate and negate this concern. None of the other windows overlook any neighbours.

The dormer on the first floor window should be finished with obscurity glazing, in the interest of privacy.

The Old Vicarage is within a large plot, and there will still be plenty of outside amenity space once the outbuilding is constructed. The boundary is marked by mature trees and shrubs on the northern, southern and western sides of the plot, which will obscure the view of the outbuilding from Milston Road. The outbuilding may represent a change in the view from Amiens House/ Marne House, but given the design of the outbuilding is reflective of its rural setting, this is not considered a harmful change.

CONCLUSION

The neighbour impacts, alongside the comments received during consultation, have been taken into consideration. In terms of bulk and scale, the proposal would not harm amenity or the character of the dwelling or the area. The proposal is in accordance with the objectives of the relevant Core Policies in the WCS; CP1 Settlement Strategy, CP4 Spatial Strategy for the Amesbury Community Area, CP51 Landscape where the proposal is informed and sympathetic to the character of the area and landscape setting, and CP57 Ensuring High Quality Design and Place Shaping where the consistent sense of place is maintained through design and effective integration of the building into its setting, ensuring neighbour amenity has been fully assessed and considered through design, integration and scale within the setting of development. The application also adheres to the relevant objectives of the NPPF. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: APPROVE with conditions

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:
Updated Plans and Elevations (696_PL-01-P3_Planning Drawings), Received 05/02/2024.
REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials shall be as shown on the approved plans and application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

4. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as The Old Vicarage, and it shall remain within the same planning unit as the main dwelling.
REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5. Before the development hereby permitted is first occupied the first-floor bathroom window in the rear elevation of the outbuilding shall be glazed with obscure glass only, to an obscurity level of 5, and that the windows shall be permanently maintained with obscure glazing in perpetuity.
REASON: In the interests of residential amenity and privacy.