CASE OFFICER'S REPORT

Application Reference:	PL/2024/00077
Application Type:	Removal/variation of conditions
Site Inspection:	
Consultation ends:	13 February 2024
Case officer:	Clare Wood

Site Address:	28 Horsehall Hill, Chisbury, Marlborough, Wilts, SN8 3HY
Proposal:	Variation of condition 2 of PL/2023/02559 - To allow addition of metal sliding doors to south-east/south-west elevations, installation of 1 no. window to north-west elevation and formation of 4 no. rooflights
Recommendation:	Approve

Proposal and Site Description

The application site is located within the hamlet of Chisbury and comprises the existing residential dwelling of 28 Horsehall Hill and established residential garden curtilage. 28 Horsehall Hill is a semi-detached dwelling, with no.27 Horsehall Hill being positioned to the northeast. The existing dwelling is two-storey and broadly rectangular in shape. A single-storey lean-to is located to the front elevation. The cottages are located within the isolated rural setting of Upper Horsehall Farm which is a Grade II listed building located southeast of the pair of dwellings.

The site along with the wider area also lies within the North Wessex Downs AONB. The pair of dwellings are constructed of brick and render with a thatched roof and have both experienced alterations.

The current application seeks only to alter the approved plans condition of the previous scheme in order to regularise the amendments. The amendments that are being sought are the addition of metal sliding doors to the south-east/south-west elevations, the installation of 1no. window to the north-west elevation, and the formation of 4no. rooflights.

Policies

National Planning Policy Framework 2023 (NPPF)

Statutory Legislation:

• Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

• Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Wiltshire Core Strategy (WCS):

• Core Policy 57 Ensuring High-Quality Design and Place-Shaping

• Core Policy 58 Ensuring the Conservation of the Historic Environment

Issues

• Impact upon design and amenity.

• Impact upon the heritage asset.

• Impact upon the North Wessex Downs National Landscape (formerly AONB).

Relevant Planning History

PL/2023/02559 – Erection of a single storey side extension - Approved with conditions – 24th July 2023.

Consultation Responses

Little Bedwyn Parish Council - No comments received.

Conservation: No objection:

'Given that the modern extension has already received planning permission and there would be no significant alterations to the overall envelope of the structure, there would be no conservation objections, subject to the use of flush fitting conservation rooflights.'

Representations

One letter of support received by neighbouring property 27 Horsehall Hill.

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.

Design and Amenity:

As the application only seeks to vary the approved plans condition, the assessment will not seek to readdress the scheme in its entirety, but will however seek to address the alterations to the scheme only. The addition of the sliding doors, the additional window to the front elevation, and the addition of the four rooflights are considered to be minimal in terms of the impact on the design of the proposal and the impact will be the same as previously assessed. The proposed alterations will not effect levels of light and privacy enjoyed by neighbouring residents.

Impact upon the Heritage Asset

Core Policy 58 of the Wiltshire Core Strategy ‘Ensuring the Conservation of the Historic Environment’ requires that designated heritage assets and their settings will be conserved and where possible enhanced. It also requires that distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

28 Horsehall Hill is considered to be non-designated heritage asset and is also within the setting of the listed Horsehall Farm and as such careful consideration needs to be given assessing the impact the proposed extension will have. The Conservation Officer has advised that the previously permitted proposal is modern in design, and the proposed alterations assessed in this application are minor and would not harm the character and appearance of the dwelling or its surroundings.

Impact upon the North Wessex Downs National Landscape (formerly AONB)

The proposal, because of its position within a residential curtilage of a hamlet, will not encroach into the National Landscape and is therefore considered acceptable.

SUMMARY:

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

RECOMMENDATION:

Approve with conditions.

Conditions: (4)

1 The development hereby permitted shall be begun before the expiration of three years from the date of the original permission (ref:PL/2022/08286 - 12/01/2023).

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:

- Application Form received by the Local Planning Authority on the 29th March 2023.

- Location Plan (220418-01) received by the Local Planning Authority on the 29th March 2023.
- Proposed Plans with Site Plan REVISED (220418-110) received by the Local Planning Authority on the 3rd January 2024.

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 match in material, colour and texture those used in the existing building.

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

4 The rooflights hereby approved shall be of the ‘conservation’ type with a single vertical glazing bar and mounted flush with the roof slope.

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