CASE OFFICER'S REPORT

Application Reference:	PL/2023/11153
Application Type:	Householder planning permission
Site Inspection:	19 January 2024
Consultation ends:	13 February 2024
Case officer:	Joe Leesam

Site Address:	Pipers Barn, East Grafton, Marlborough, SN8 3DB
Proposal:	Removal of a small timber store and replace with a 12ft x 8ft Greenhouse
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of The Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

REPRESENTATIONS

Grafton Parish Council – Support.

Archaeology – No Objections.

Conservation Officer: Informal verbal comments: No objection

Third party representations – No responses received at the time of writing.

ASSESSMENT

The application relates to Pipers Barn, East Grafton in Marlborough. The host dwelling is a Grade II listed property, located within the East Grafton Conservation Area. The site is also washed over by the North Wessex Downs National Landscape.

The statutory listing of the property is as follows:

GRAFTON THE GREEN, East Grafton SU 26 SE (east side) 5/33 Saddlers GV II Cottage. C18. Brick with thatched roof and timber framed extension left with tension braces. Single-storey and attic, raised to 2 storeys and incorporating 3 flush gabled dormers. 3 bays, 6-panel door in centre with narrow fanlight and canopy. Timber casement windows. Segmental relieving arches with keystones, the centre one initialed TF and date 1723. Gable stacks. Left stack has timber fire lintel internally.

Listing NGR: SU2578060470

Proposals:
The application seeks consent for the removal of a small timber store and its replacement with a 12ft x 8ft Greenhouse.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as the removal of a timber store and the instillation of a greenhouse on a relatively secluded plot, the proposed plans pose no concerns regarding residential amenity. There is no risk of any overlooking, light blocking, or the creation of an oppressive environment occurring as a result of the proposed plans.

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and listed buildings, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The dwelling that is the subject of this planning application is Grade II listed under the name 'Pipers Barn.' In addition, the application site lies within the East Grafton Conservation Area.

The greenhouse will be located behind an existing detached garage, away from the main body of the house which is the subject of the Grade II listing. The greenhouse would be disguised from view from both the street and the house by the garage and mature foliage upon the boundary treatments. The greenhouse would be of a modest size, being smaller than the garage it is located next to and can be comfortably accommodated within the property's grounds.

The design of the greenhouse is traditional in appearance; it will have an aluminium frame throughout in the colour 'blue grass.' The colour is relatively subdued and appears as a copper patina. The colour choice is considered sensitive to the special character and appearance the listed building. The exterior walling will, as expected for a greenhouse, consist of toughened glass.

Overall, the scale of the proposed greenhouse is not overbearing upon the site; the chosen location is discreet and sensible, with a minimal impact upon the main dwellinghouse. The design is traditional and would not detract from the special character, appearance and significance of the listed building or is setting. Therefore, the proposed plans are considered acceptable on visual

amenity and heritage grounds. The proposed removal of the small timber store is also acceptable and holds no historic merit.

Conservation have been consulted verbally and have confirmed that they hold no objections against the proposal.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

Impact upon the North Wessex Downs National Landscape:
The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

Conclusion:
There will be no negative impact to neighbour or visual amenity as a result of the proposed development. The proposal is therefore 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 and that of the NPPF (2023).

RECOMMENDATION:
Approve with conditions.

Conditions: (2)

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:

- Rhino Elevation Drawing 8x12 *RHN021ED8X12 REV 2*
- Proposed Block Plan *TQRQM23356115801428*
- Location Plan *WT175803*
- Application Form

REASON: For the avoidance of doubt and in the interests of proper planning.