DELEGATED REPORT

Application Reference:	PL/2024/00187 & PL/2024/00479
Application Type:	Householder Planning Permission and Listed Building Consent
Site Address:	Garden Cottage, Ford, Chippenham, SN14 8RR
Proposal:	Remove existing timber porch and frames and replace with Aluminium Roof and frames.
Recommendation:	Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for the improvement to an existing timber and glazed porch projection, whereby the existing framework is removed and replaced with new aluminium roof and frames at Garden Cottage, Ford, Chippenham.

The applications set out the following components for which permission and consent are sought:

- Removal of glazing, frames, windows and doors to existing porch projection
- Replacement of glazing, frames, windows and doors to existing porch projection

The "householder" application form has been completed and there is no suggestion that the alterations would be for any other purpose than that associated with the occupation of 'Garden Cottage' as a domestic dwelling.

DESCRIPTION/CONTEXT

Garden Cottage is a Grade II Listed dwelling is built from rubble stone with various other types of stone blocks to the elevations, with white painted timber and iron lattice windows with Tudor arched heads. The property benefits from a good-sized private garden to the side and rear. The proposed development description is for the removal of the existing timber porch and frames and replace with an aluminium roof and frames and would remain incidental to the main dwelling. Garden Cottage is described by Historic England as follows:

COLERNE MOUNT SCYLLA ST 87 SW 4/297 Garden Cottage
II
Folly cottage, early C19, rubble stone with tiled roof and decorative south end brick stack. 2-storeys, one room plan. East front wall and south end wall are built of massive rough hewn stone blocks the mortar joints set deep. Various fossil and quartz blocks. Rough projecting first floor band. Small iron lattice windows with Tudor arched heads. 2 to ground floor, pair to first floor on east front, pair to ground floor south end. Rear wall plain rubble stone with casement pair to first floor, South end is built out over 2 segmental arches with stone slab balcony. C20 north end and lean-to and single-storey north east extension.

Listing NGR: ST8359774622

The dwelling is located within Long Dean, Ford and Slaughterford Conservation Area and the Cotswolds AONB (Cotswolds National Landscape) but is not covered by any ecological designations.

PLANNING HISTORY

N/92/00905/FUL – Addition of entrance porch and removal of pedestrian access to highway – Approve

N/92/00906/LBC - Addition of entrance porch and removal of pedestrian access to highway – Approve

N/92/00333/FUL - Alterations to Listed Building – Approve

N/92/00334/LBC - New Chimney Stack/Alterations to Layout Chimney Stack/Alterations – Approve

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP51, CP57, CP58
- Sections 16(2) and 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

ISSUES

- Principle of Development
- Heritage and Design
- Residential Amenity
- Landscape

CONSULTATION

North Wraxall Parish Council: No comments received at the time of writing this report.

Wiltshire Council Conservation Officer: Support:

> *The existing porch is located on the south west elevation of the building and is a white timber structure with double glazed units. The proposed replacement structure would sit on the same base/foot print as the existing, the proposed roof and frames would be white aluminium with the windows and door being in A rated double glazed 24mm units.*
>
> *The proposed porch roof and frames would be the same design and dimension as the existing. The only change would be the materials from timber to aluminium.*

There is no in principle objection to removal of the existing porch since this is modern. The proposed scheme would identically mirror the existing structure with the exception of the roof light (the removal of which is considered a design benefit). There is also no concern at the use of aluminium since traditional conservatories often were of metal construction. As such this proposal would not harm the significance of the listed building or the character and appearance of the conservation area.

The impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.

REPRESENTATIONS

Consultation has been carried out and no letters of representation have been received.

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. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of alterations within the curtilage of existing dwellings is established as acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Heritage and Design

The dwelling is a Grade II Listed dwelling located within the Long Dean, Ford and Slaughterford Conservation Area. Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special regard should be given to the desirability of preserving a listed building or its setting (s.16 and 66).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

Impact to Significance of Listed Building

The application seeks to replace the glazed portion of an existing porch projection to the south west elevation. The current framing and glazing is considered to have reached the end of its practicable functional life. The replacement glazed structure would be constructed onto the existing base/footprint and the proposed roof and frame would be white aluminium with the window and doors being installed with double glazed units. No increase in footprint is proposed.

From a heritage perspective, the replacement of the glazed panels, framing fenestration and doors is considered acceptable and the scale is appropriate for the dwelling and its associated curtilage. The conservation officer has been consulted and supports the application, identifying that the proposed scheme would mirror the existing structure with the exception of the roof light (the removal of which is considered a design benefit). The porch projection was erected circa 1992 (N/92/00905/FUL and N/92/00906/LBC) and the proposal would not involve the loss of any historic fabric.

As such, paying special regard to the desirability of preserving the building and any features of special historic or architectural interest it possesses, the proposed works are not considered to cause an impact upon the listed building or to cause harm to its significance as a heritage asset. Subject to conditions, the proposal complies with CP57 and CP58 of the Wiltshire Core Strategy in addition to paragraphs 201 and 202 of the NPPF and Planning (Listed Building and Conservation Area) Act.

Conservation Area

With regards to the Long Dean, Ford and Slaughterford Conservation Area, Ford has a clear historical and illustrative value and presents as a rural hamlet with a variety of period stone-built cottages, houses and buildings. With respect to impacts on the conservation area, the application site is set back from the highway and due to the location of the proposal, appropriate scale and that the plot presents with a relatively enclosed nature, screened with mature vegetation views of the glazed porch is restricted. Whilst part of the south-western elevations may be glimpsed, it is considered that the proposed development would not compromise important views or vistas from within or to the conservation area and where views could be glimpsed, the development would be read against existing residential context.

For the above reasons, there is considered to be a neutral impact to the conservation area in this regard, the proposal would comply with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy.

Summary

For the above reasons, there is considered to be a neutral impact to the identified heritage assets in this regard, the proposal would comply with the requirements of policy CP57 and CP58 to the Wiltshire Core Strategy, in addition to paragraphs 201 and 202 of the NPPF and Planning (Listed Building and Conservation Area) Act.

<u>Residential Amenity</u>

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to the location and orientation of the replacement alterations to the south western elevation it is not considered that the replacement porch glazing and frames to the host dwelling would present any unacceptable impacts upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light. Due to the single storey level, the appropriate orientation of the fenestration remaining as existing, there is considered to be no unacceptable loss of daylight, sunlight or privacy for immediate neighbours as a result of the proposed replacement alterations.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Landscape

Core Policy 51 and Chapter 11 of the NPPF is applicable as the application site is wholly located within the Cotswold AONB (Cotswold National Landscape). In regard to impacts on the AONB, Core Policy 51 of the WCS and Policy CE1 the Cotswolds Management Plan and position statement seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the impact of development on the wider landscape is an important consideration.

Additionally, Core Policy 57 indicates that proposals should relate positively to its landscape setting by ensuring that important views into, within and out of the site are retained and enhanced. Core Policy 51 requires that proposals affecting the AONB shall demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas.

Due to the application proposing alterations to an existing form within the curtilage of an established residential dwelling there would be not any unacceptable impacts on the character and appearance of the area or AONB as a result. Due to the relatively minor scale of the proposal and the design being read within an existing residential curtilage, there is considered to be no harm to the openness of the AONB. It is considered that the proposal complies with CP51 and CP57 to the Wiltshire Core Strategy and Cotswolds Management Plan 2023 - 2025: Policy CE1 (Landscape).

CONCLUSION

Subject to the imposition of planning conditions, the proposed development and works are considered to have a neutral impact the significance of the heritage assets.

The dwelling is Grade II listed, which it is desirable to preserve together with its setting and any other features of interest which it may possess. The works proposed will preserve the special interest of the nearby listed buildings and will maintain the character, in accordance with S.16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

In light of the above, and in all other respects, the proposal is considered to comply with the requirements of the NPPF as well as policies CP51, CP57, CP58 to the Wiltshire Core Strategy.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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:

Design and Access Statement
Heritage Statement
Existing Plans 1 of 2
Location Plan
Block Plan
Proposed Plans 2 of 2

Received: 08.01.2024

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 detailed on the application form and approved drawings.

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

That Listed Building Consent be GRANTED subject to the following conditions:

1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Design and Access Statement
Heritage Statement
Existing Plans 1 of 2
Location Plan
Block Plan
Proposed Plans 2 of 2

Received: 08.01.2024

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