CASE OFFICER'S REPORT

Application Reference:	PL/2024/00415
Application Type:	Householder planning permission
Site Inspection:	30 January 2024
Consultation ends:	20 February 2024
Case officer:	Helena Carney

Site Address:	Old Railway Station, West Grafton, Marlborough, SN8 3BY
Proposal:	Replacing existing render with new cladding to all external walls
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design & Place Shaping

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Impact upon amenity of occupiers of neighbouring properties
- Design and impact upon visual amenity

RELEVANT PLANNING HISTORY

- 16/06196/FUL - Renovations including replacement roof and first floor enlargement, with single-storey extensions, internal alterations, landscaping and associated works, approved 26/10/2016
- 18/01663/FUL - Demolition of existing house and construction of a replacement dwelling (Identical scheme design to that approved under consent ref: 16/06196/FUL), approved 16/04/2018
- 20/02061/FUL - Proposed rear single storey extension and associated raised decking platform, approved 14/05/2020
- PL/2021/08224 - Rear extension to replace an existing conservatory, approved 01/11/2021

REPRESENTATIONS

Grafton Parish Council: support

Third party representations: none received at time of writing

ASSESSMENT:

The application relates to Old Railway Station, a large, detached property occupying a substantial plot in the parish of West Grafton. The application site is located within the North Wessex Downs National Landscape.

The proposal:
This application is seeking planning permission to replace the existing external materials with horizontal fibre cement cladding (Cedral Cladding in Vanilla White, product code C02) on all elevations.

Impact upon amenity of occupiers of neighbour amenity:
By virtue of the proposal being for a change of external materials only, there would be no impact upon any neighbouring amenities. In any event, the nearest neighbouring property is located at least 160m to the north-west on the opposite side of the A338.

Design and impact upon visual amenity:
The application site lies within the North Wessex Downs National Landscape. Paragraph 182 of the NPPF states: “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Area of Outstanding Natural Beauty [National Landscape], which have the highest status of protection in relation to these issues.”

The proposal involves replacing the existing off-white coloured render with horizontal fibre cement cladding on all elevations. The colour of the cladding proposed will be Vanilla White (Cedral product code C02). The colour of the cladding will not appear too dissimilar to the existing render as evidenced in the images below:



Existing east elevation (rendered)



Proposed east elevation (cladding)

Timber cladding (being a natural material) would be preferred over the fibre cement cladding as proposed here as it is considered to be a more sympathetic material. However, it is noted that the dwelling is set back from the road by at least 35 and screened from public view to some degree by existing trees and vegetation that are planted along the northern and western boundaries and also by existing outbuildings that are sited between the dwelling and the highway. Furthermore, it is also acknowledged that the proposed colour of the cladding is not too dissimilar to the colour of the existing render and as such it will not appear wholly out of character. It is therefore considered that the proposed cladding will not result in such harm to visual amenity or to the special qualities of the North Wessex Downs National Landscape to warrant a reason for refusal in this instance.

Conclusion:

In conclusion the proposals seem fitting with regards 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.

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:

Application Form
374 020 EXG LOCATION PLAN
374 021 EXG SITE/BLOCK PLAN
374 031 PROP ELEVATIONS

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