CASE OFFICER'S REPORT

Application Reference:	PL/2024/00144
Application Type:	Householder planning permission
Site Inspection:	19 January 2024
Consultation ends:	22 February 2024
Case officer:	Joe Leesam

Site Address:	11 Church Street, Great Bedwyn, Marlborough, SN8 3PE
Proposal:	Proposed amendments to ground floor window & door on front elevation & internal hallway/staircase alterations.
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

REPRESENTATIONS

Great Bedwyn Council – No response received at the time of writing.

Conservation - No objection subject to condition.

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

ASSESSMENT

The application relates to 11 Church Street in Great Bedwyn, Marlborough. It is a two storey terraced house located within the Great Bedwyn Conservation Area. The site is also washed over by the North Wessex Downs National Landscape.

Proposals:
The application seeks consent for amendments to ground floor window and door on front elevation and internal hallway/staircase alterations. Whilst the proposal description refers to internal hallway/staircase alterations this does not require planning permission as internal works,

noting that the dwelling is not a Listed Building. The assessment is therefore made to the external works proposed only.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the application's nature as amendments to a ground floor window and door, there are no concerns regarding residential amenity. There is no risk of any unacceptable levels of overlooking occurring as a result of the proposed plans and there is no risk of any light blocking or the creation of an oppressive environment.

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Section 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, 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 lies within the Great Bedwyn Conservation Area. It is an unlisted mid-18th century building which is part of a similar row of cottages and is protected by an Article 4(2) direction. The dwelling also lies within the setting of the Grade II Listed School to the north west.

The proposal involves the removal of the front door and its replacement with a window, and the replacement of a ground floor window and its replacement with a front door on this prominent front elevation. This will result in the front door being switched with an existing ground floor window. The reason for this proposal is apparent, as the current arrangement is clearly a later change to the front elevation as the original brick headers do not match with either the window or the front door. The proposed changes will allow for the front door and window to align with the brick headers which will be an improvement for the front elevation of the property. There will be a small section of walling required to be added beneath the proposed window, specifications for the brickwork has not been provided so this will be conditioned to match with the existing property. The window will be painted timber to match existing and the front door will be a reinstatement of existing.

Conservation has been consulted on the application and have responded with the following:

"The proposal is to swap the existing front door with an existing window opening: physical evidence suggests that these have been altered, and as the rhythm of openings is different from the rest of the row of which it forms part, it suggests that the proposal will actually reinstate the door within its original location, as well as the window, by swapping them around.

This is not considered to cause harm to the designated heritage asset (Conservation Area), having a neutral impact overall, although the change to reinstate the original rhythm of openings along the row is positive. The use of slim line double glazing here is also acceptable in principle, as long as the joinery details are also correctly detailed (as the A4D is in place to protect this detailing).

Brickwork should match the existing; the new opening formed by using whole bricks and closers i.e. not being ‘cut through’; the joinery details should be timber (door and window), with a ‘true’ glazing to the window (I note that an ‘applied’ bar is proposed – this is poor detailing).”

Following Conservations comments, revised plans for the window details have been submitted to include a true glazing bar. The brickwork will be conditioned to match existing, and for the new opening to be formed using whole bricks and closers.

Overall, the proposed plans can be considered an improvement and no objections have been raised from Conservation. The proposed plans are therefore considered acceptable on heritage and visual amenity grounds and would not harm the character and appearance of the Conservation Area, setting of the nearby Listed Building or the non-designated host dwelling.

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: (4)

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:

- Existing Ground Floor (Partial) front Elevation, Block & Location Plan *11 Church Street - 01*
- Proposed Ground Floor (Partial) Front Elevation, Block & Location Plan *11 Church Street - 02*
- Proposed Window Elevation & details *11 Church Street 03 REV A*
- Proposed Door Elevations & Details *11 Church Street - 04*
- Application Form

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

3 The external brickwork for the development hereby permitted shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing. The new opening shall be formed by using whole bricks and closers i.e. not being ‘cut through.’

REASON: In the interests of visual amenity, the character and appearance of the area, and the protection of designated heritage assets.

4 The permitted window shall be constructed with timber joinery and the permitted door shall be of timber construction.

REASON: In the interests of visual amenity, the character and appearance of the area, and the protection of designated heritage assets.