DELEGATED REPORT

Application Reference:	PL/2023/05304
Application Type:	Householder Planning Permission
Site Address:	11 Cross Keys, Corsham, SN13 0DT
Proposal:	Installation of un-tethered electric vehicle charge point on driveway
Recommendation:	Planning Permission is GRANTED

PROPOSAL

Application seeking planning permission for the installation of an electric vehicle charging point on the driveway to an existing residential property.

The development involves the placement of a proprietary charger box mounted on a new wooden post next to the pedestrian gate and close to the driveway entrance. Power cabling between the new box and the properties existing fuse box is via a cable mounted to the existing dry-stone garden wall.

SITE DESCRIPTION/CONTEXT

11 Cross Keys is a c.C18th historic detached cottage situated just north of the Cross Keys road junction between the A4 and Biddestone Road. The building is Grade II-listed, and the two nearest neighbouring properties are Grade II listed. The site is also within the Corsham Conservation Area.

The Historic England listing description for the property is as follows:

> *GV II*
> *House, mid C18, rubble stone with stone tiled roof, coped gables, end wall stacks and flush quoins. Two storeys and attic with flush cyma-moulded mullion windows, one two-light, one three-light to each floor. Central six-panel door in chamfered surround with hood on brackets. Blocked attic lights each end.*

PLANNING HISTORY

None of relevance.

LOCAL PLANNING POLICY

Wiltshire Core Strategy (Adopted 2015)

CP41 Sustainable construction and low-carbon energy
CP57 Ensuring high quality design and place shaping

CP58 Ensuring the conservation of the historic environment

Corsham Neighbourhood Plan

Section 4 – Decision-making
Section 12 – Achieving well designed places
Section 16 – Conserving and enhancing the historic environment

ISSUES

Principle of development
Heritage
Amenity

CONSULTATION

Corsham Town Council – No comment.

Council Conservation Officer – No objection:

> *No Objection - the works are discrete and necessary to address CO2 reduction.*

Council Archaeologist – No comment.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representations have been received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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

The principle of domestic alterations and additions is established as acceptable. However, the detail of the development must also be considered against policies within the development plan and that consideration is set out below.

In respect of the principle of low carbon energy generating development such as this being proposed, policy at both the local and national level sets out broad support.

At the local level, Policy CP41 to the Wiltshire Core Strategy also confirms that retrofitting measures to improve the energy performance of existing buildings will be encouraged, and in particular to use building-integrated renewable or low-carbon technologies. CP41 goes on to reference historic buildings and the need to ensure appropriate sensitive approaches and materials are used so as safeguard the significance of the heritage asset. The approach used is considered int eh sub-sections below.

At the national level, paragraph 163 to the NPPF also confirms, *inter alia*, that when determining planning applications for renewable and low carbon development, Local Planning Authorities should not require applicants to demonstrate the overall need for such development and to recognise that even small-scale projects provide a valuab;le contribution to significant cutting of greenhouse gas emissions.

Heritage

The 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 s. 66) as well as giving special attention to preserving or enhancing the character or appearance of the conservation area (s.72).

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 200 and 201 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset.

WCS Core Policy 41 supports retrofitting measures to improve the energy efficiency of existing buildings whilst Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. WCS Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

The application property Grade II listed and neighbouring properties on both sides are also Grade II listed. The site is situated within the Corsham Conservation Area. Clearly, therefore, the property and locality is in a sensitive position, with the significance of the heritage assets being defined by the Cross Keys junction and associated inn (now converted to a residential property) as an important coaching stop.

In this particular case, the property is set back from the public realm, with the charging box being of a small size and discreetly positioned and mounted to a new timber post. The caballing is to run along the bottom of the existing garden wall and secured by cable clips. There is no suggestion that any historic fabric of the listed building will be lost/affected and the impact on the setting and character of the listed buildings and wider conservation area unaffected.

Accordingly, the significance of all heritage assets is preserved, and no harm caused, with the requirements of policy CP58 to the Wiltshire Core Strategy and section 16 to the NPPF being met.

Amenity

The new charging point and cable run is small in scale and discreetly positioned within the curtilage of a domestic property. There would be little visibility of the elements from outside of the immediate site.

In view of the above, the proposed panels are not considered to unacceptably impact upon the amenities or living conditions of surrounding residential occupiers and would therefore comply with policy CP57 to the Wiltshire Core Strategy.

CONCLUSION

The installation of the electric vehicle charging point considered to be compatible with the heritage assets, character and appearance of the area and neighbour amenity. The proposals comply with Core Policies 41, 57 and chapter 16 of the NPPF and the relevant statutory provisions of the Act.

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

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.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (01/07/23)
Position of EV Charge point & SWA Cable
Block Plan 1cm:500cm – EV Charge Plan – electric cable v1.2
Layout plan 1cm:500cm – EV Charge Plan v1.2
Front Eelevation Electric Vehicle (EV) Charger
Design and Access Statement (July 2023)
Ohme specification sheet

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