DELEGATED REPORT

Application Reference:	PL/2023/06207 & PL/2023/06273
Application Type:	Householder Planning Permission and Listed Building Consent
Site Address:	143 Wood Lane, Chippenham, SN15 3EA
Proposal:	Loft regularisation together with internal reconfiguration and replacement windows.
Recommendation:	Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for the reinstatement of the attic to a habitable floor Loft regularisation together with internal reconfiguration and replacement windows at 143 Wood Lane, Chippenham.

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

- Replacement of existing timber single glazed storm casement windows for timber double glazed flush casement windows – due to the existing single glazed windows being of 1980's softwood construction and have reached the end of their lifespan.
- Regularisation of existing loft room to habitable space
- Installation of staircase to existing loft opening in replacement of a ladder access.
- Relocation of a first-floor stud wall
- Associated internal space reconfiguration:
    - Subdivision of ground floor to provide a WC
    - Fire break wall to the ground floor

The development and works are intended for purposes associated with the occupation and use of 143 Wood Lane, as a single residential dwellinghouse.

DESCRIPTION/CONTEXT

143 Wood Lane is a Grade II Listed terraced residential dwelling located in Chippenham. The terrace which includes no.133-145 Wood Lane, is Grade II Listed, its architectural character is predominantly 18th and early 19th century vernacular cottages and smaller numbers of 19th century architect-designed houses, interspersed with mid-20th century predominantly terraced houses and individual developments are within the immediate locality.

The proposal seek consent for modest internal re-configuration to the attic to reinstate habitable rooms within the loft space and . The dwelling is described by historic England as follows:

> *CHIPPENHAM ST9272 WOOD LANE 930-1/13/266 (West side) 22/06/78 Nos.133-145 (Odd) GV II*

Row of 6 cottages facing south-west, with their backs to the road, now 4 dwellings. Dated 1839. Coursed limestone rubble with freestone quoins and dressings, continuous stone slate roof with 6 small gabled dormers to the rear, simulated stone slates to the front and ashlar stacks to party walls and gable ends. One-unit plans. EXTERIOR: 2 storeys with attics; each cottage is one-window range. Roll-moulded stone-mullioned 4-pane windows with C20 casements of 1, 2, 3 and 4 lights to the rear, 2 and 3 lights to the fronts, those to the 1st floor at eaves level. Reeded-edged hoodmoulds on brackets over C20 doors, some blocked. INTERIOR: not inspected but noted as being altered.
Listing NGR: ST9266272493

The dwelling is not located within any conservation, landscape or ecological designations. It is noted that the site also adjoins Grade II Listed no.147,149 and 151 Wood Lane.

PLANNING HISTORY

PL/2022/04819 - Removal of 1970s brick surround to fireplace. Installation of new wood burner, stone hearth, flue and chimney pot – Approve

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57, CP58, CP61
- Sections 16(2) and 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

ISSUES

- Principle of Development
- Heritage
- Design, Scale and Materials
- Residential Amenity

CONSULTATION

Chippenham Town Council: No Objection.

Council Conservation Officer: No objection:

No Objection to the scope of the proposed works.
The attic has a history of domestic use and the formation of the new access is not considered to harm the character or appearance of the building concerned.

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 domestic extensions and alterations within the curtilage of existing dwellings is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Heritage

The dwelling is a Grade II Listed dwelling. 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.

The dwelling is a Grade II Listed heritage asset, which is a terraced dwelling which includes no.133-145 Wood Lane, is noted that the site also adjoins Grade II Listed no.147,149 and 151 Wood Lane. The first part of the application seeks to convert the attic into a habitable room and attic store. There is evidence that the attic was historically used as a room by existence of existing dormer windows, an opening and plastered walls. The main considerations with the attic conversion proposal, which first is the provision of day light and second structural alterations and potential loss of historic fabric.

The conservation officer has been consulted and the conservation officer has raised no objection or quantified harm. From a heritage perspective there is no heritage objection to the reconfiguration of the loft space to a habitable room and replacement of a 1980's window within the original historic dormer opening. No structural changes are proposed, a paddle staircase

would be proposed, which would be accessible from the existing first floor landing. No structural changes are proposed, and no new openings are proposed to the roof slopes. The existing historic dormer windows would be repaired and replaced.

The second part of the application seek to alter the internal layout of the dwelling. To the ground floor the proposal seeks to install a WC, in which a portion of the kitchen would be sectioned off to facilitate and enclosed WC with a concertina/bifold style space saving door. To the first floor the proposal seeks to install a paddle style space saving staircase to existing loft opening in replacement of a ladder access and relocation of a first-floor stud wall which would increase the floor space to the hallway, and slightly decrease the floor space afforded to bedroom one.

In this instance it is considered that the proposals would have neutral impact and enhance the dwelling and reinstate former historic detailing, especially to the fenestration. The application would help to ensure the delivery of a dwelling which is better able to respond to the modern living requirement of both future and current occupiers. It is considered that optimising the viable use of the attic space into a habitable space to create an enlarged modern family dwelling would improve the current living arrangements within the dwelling. Taken as a whole, the works are considered to represent a sympathetic approach with the legibility of the core building still being present and respected and would result in a neutral impact to the heritage asset. The proposed development and works are considered to provide the applicants with a reasonable opportunity to return the dwelling to a condition befitting the building's listed status and to a modern standard of utility commensurate with the size and importance of the house and its plot. The proposal will improve the usability of the dwelling and its plot for the current and future occupiers.

With respects to neighbouring listed heritage assets (133-145 Wood Lane and Grade II Listed no.147,149 and 151 Wood Lane). Works are predominantly internal and are considered to cause no harm to the significance or setting of these adjacent heritage assets. Works proposed to the windows represent an improvement to the inappropriately detailed windows and would enhance the external appearance of the dwelling which would benefit the character and appearance of the locality.

Summary of heritage impacts

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 considered acceptable in their impacts upon the listed building. Subject to appropriate 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.

<u>Design, Scale and Materials</u>

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

The first part of the application seeks to convert the existing attic to a habitable and attic space. The visual external impact of the attic conversion would be negligible, with a modest visual

change to the dormer windows which would be replaced. This element of the proposal would be the only tangible change visible to the wider locality. The second part of the application seeks to make internal changes to the layout to the ground and first floor which are considered acceptable and again are internalised. The development is not considered out of character or to result in a detrimental visual impact upon the envelope of the building or to the character and appearance of the area. The development would be seen against the backdrop of the residential property and a condition to ensure that the development is carried out in accordance with the submitted details can be appended to any grant of permission.

The proposal is considered to be acceptable in terms of size, design and materials and complies with the requirements of CP57 to the Wiltshire Core Strategy.

Residential Amenity

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 nature of the proposals being predominantly internal, it is not considered that the loft conversion or internal alterations would present any unacceptable impacts upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light. The proposed alterations would be located internally. The replacement of existing fenestration would not result to any unacceptable loss of privacy to immediate neighbours, as no new openings are being proposed.

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.

Access and Parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards. Section 9 of the NPPF expects development to ensure safe and suitable access to the site can be achieved for all users and that development can be refused on highways grounds if there would be an unacceptable impact on highway safety.

The dwelling is currently a 3 bedroomed dwelling, the proposed plans demonstrate that the bedroom quantum would remain the same. On balance with on street car parking being controlled through waiting restrictions, there is considered to be no implications for parking, highway safety or road network capacity as a result of development taking place and thereby compliant with CP61 and CP64 of the WCS.

CONCLUSION

Subject to the imposition of planning conditions, the proposed development and works are considered to have a neutral impact upon the significance of the heritage asset. That proposal would enhance the external appearance of the dwelling and the internal changes which would modernise the property and secure its optimum use moving forward.

The dwelling is a listed heritage asset 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 listed buildings and will maintain the character, in accordance with S.16(2) 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 CP57, CP58, CP61 and CP64 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:

Existing Attic Floor Plan AA.23.27.04
Existing Elevations and Section AA.23.27.05
Existing First Floor Plan AA.23.27.03
Existing Ground Floor Plan AA.23.27.02
Location Plan and Existing Site Plan AA.23.27.01
Proposed Attic Floor Plan AA.23.27.14
Proposed Elevations and Section AA.23.27.15
Proposed First Floor Plan AA.23.27.13
Proposed Ground Floor Plan AA.23.27.12
Proposed Site Plan AA.23.27.11
Window Replacement Detail

Received: 24.07.2023

Window Replacement Detail
Design, Access and Heritage Statement AA.23.27

Received: 15.08.2023

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.

PLUS STANDARD INFORMATIVES / CIL

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:

   Existing Attic Floor Plan AA.23.27.04
   Existing Elevations and Section AA.23.27.05
   Existing First Floor Plan AA.23.27.03
   Existing Ground Floor Plan AA.23.27.02
   Location Plan and Existing Site Plan AA.23.27.01
   Proposed Attic Floor Plan AA.23.27.14
   Proposed Elevations and Section AA.23.27.15
   Proposed First Floor Plan AA.23.27.13
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