# CASE OFFICER'S REPORT

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| **Application Reference:** | PL/2023/11061 |
| **Application Type:** | Householder planning permission |
| **Site Inspection:** | |
| **Consultation ends:** | 16 February 2024 |
| **Case officer:** | Samantha Stockley |

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| **Site Address:** | 14 Manor Orchard, Cricklade, Swindon, SN6 6EA |
| **Proposal:** | Retrospective planning for the replacement of rotten timber windows to the front of the house, replacement of rotten timber French doors to the rear and replacement of broken UPVC window to the rear with wood grained white UPVC. Replacement of wooden front door and half side lights with an anthracite composite front door. |
| **Recommendation:** | Approve with Conditions |

**SITE DESCRIPTION**

14 Manor Orchard is an end terrace 2 storey dwelling house in a predominantly residential area of Cricklade and lies within the development boundary and Conservation Area of Cricklade,

**PROPOSAL**

The application seeks retrospective planning permission for the replacement of rotten timber windows to the front of the house, replacement of rotten timber French doors to the rear and replacement of broken UPVC window to the rear with wood grained white UPVC. Replacement of wooden front door and half side lights with an anthracite composite front door.

**RELEVANT PLANNING HISTORY**

No recent planning history relevant to this application.

**POLICIES**

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

Wiltshire Core Strategy (2015):
Core Policy19: Royal Wootton Basset and Cricklade Community Area
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment

Saved policies of the North Wiltshire Local Plan (2011):
None

National Planning Policy Framework (2023):
Section 16 Conserving and Enhancing the Historic Environment

Cricklade Conservation Area Appraisal

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Planning (Listed Buildings and Conservation Areas) Act 1990
Section 72 General duty as respects conservation areas in exercise of planning functions.

**Assessment**
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless
material considerations indicate otherwise."

Section 70(2) of the Town and Country Planning Act 1990 provides that:
In dealing with an application for planning permission, the authority shall have regard to:
• the provisions of the development plan, so far as material to the application,
• a post-examination draft neighbourhood development plan, so far as material to the application,
• any local finance considerations, so far as material to the application, and
• any other material considerations.

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); the Cricklade Neighbourhood Plan 2018; and the Cricklade Conservation Area Statement 1999.

**PLANNING ISSUES**

Those issues deemed to be most pertinent to the determination of the application are as follows:

• Impact on the conservation area and local amenity

**CONSULTATION RESPONSES**

Cricklade Parish Council: No objection.

**REPRESENTATIONS**

No representation were received in relation to this application

Impact upon character of the conservation area and visual amenity

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions, with respect to any buildings or other land in a conservation area, under or by virtue of any of the provisions mentioned in this Section, 'special attention' shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Para 203 of the NPPF sets out that In determining applications local planning authorities should take onto account the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.

Core Strategy CP 57 requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and effectively integrate into its settings.

Core Policy 58: Ensuring the conservation of the historic environment' requires that development should protect, conserve and where possible enhance the historic environment.

The application site is situated within the Cricklade Conservation Area, and within approximately 50m of a Grade II Listed Building know as the Manor House. The proposed replacement windows & patio door will be in the style of the existing windows and of the windows of neighbouring properties, the proposed works are considered to be minor in nature and scale which would have a neutral impact upon the character and appearance of the host dwelling, the conservation area or the setting of the listed building. As such, there are no concerns from heritage perspective.

Residential Amenity

The proposal is for replacement windows and door and will not result in any new or larger openings being made, therefore, the proposals are not deemed to have any harm on amenity of the neighbouring properties.

**CONCLUSION**

The proposed development accords with the provisions of the development plan and with relevant paragraphs of the National Planning Policy Framework 2023.

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**Conditions:** (1)

1 The development hereby permitted shall be carried out in accordance with the following

approved plans and documents:
Location Plan, received 20 Dec 2023
Site Plan, received 20 Dec 2023
Existing and proposed Elevations, Drawing no. P01, received 17 Jan 2024

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