DELEGATED REPORT

Application Reference:	PL/2023/08624
Application Type:	Variation of Conditions
Site Address:	Manor Barn, Pickwick, Corsham SN13 0HU
Proposal:	Variation of condition 2 & 3 relating to PL/2022/08754 to allow change of materials.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks the variation of condition two and three of PL/2022/08754 in relation to Manor Barn, Pickwick, Corsham SN13 0HU. Those conditions respectively deal with approved plans and the materials specified on those approved plans in relation to a new domestic extension. The initial submission proposed to make use of a zinc cladding to the western elevation instead of the permitted natural stone. The principle of development was outlined and established under those permissions and this application deals solely with the proposed variation of condition two and three.

During the lifetime of the application, errors in relation to the annotations were highlighted. The Proposed Elevation Plan P-300 has been amended and removed references to cladding to the main dwelling.

During this time, and via the elected ward member, concerns were also raised in relation to the initially proposed use of zinc cladding being an inappropriate material for the west elevation. Extensive correspondence with the applicant has resulted in a materials revision from the originally proposed zinc cladding to render to the western elevation.

Accordingly, the proposal amounts to the use of render to the western elevation of the building permitted under PL/2022/08754, in the colour String – RAL 095 80 20.

DESCRIPTION/CONTEXT

This application relates to a detached residential dwelling located in Pickwick, Corsham. The existing dwelling is not listed, or curtilage listed but appears to lie within part of the former curtilage of Pickwick Manor, an adjacent Grade II* Listed dwellinghouse, within the designated Pickwick Conservation Area. The dwellinghouse is understood to have been created by the conversion of an original farm outbuilding in 1948, Pickwick Manor was listed (20th December 1960).

The previous application PL/2022/08754 which was approved with conditions, permitted a single storey extension to the north side of the dwelling.

The application site is located within Pickwick Conservation Area but is not covered by any landscape or ecological designations. It is also noted that Grade II Listed Vine Cottage is located approx. (38m), Grade II Listed Greystone Cottage is located approx. (36m) to the north, Grade II Listed Hare and Hounds Located

approx. (65m) to the north east and Grade II Listed Privy and Garden Wall to South Of Pickwick Manor located approx. (30m) to the southeast.

PLANNING HISTORY

PL/2022/08754 - Erection of single storey extension to north side – Approve with Conditions
N/13/00810/FUL – Proposed Sunroom Extension – Approve with Conditions
N/97/00029/FUL - Installation Of 4 No Dormer Windows 4 No Dormer Windows – Unknown

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57, CP58
- Corsham Neighbourhood Plan: Adopted November 2019
- Corsham Design Guide

Material consideration:

- Pickwick Conservation Area Appraisal (PCAA)

ISSUES

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

CONSULTATION

Corsham Town Council: No objection.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and three representation letters have been received (including from the Pickwick Association). One representation in objection and two others making comments.

Main issues raised:

- Preference to construct the north gable wall in stone instead as this is the prominent one, seen from the road, and the one that faces the conservation area.

- The application should be considered against the Pickwick Conservation Area Appraisal as a material consideration.

- Given the proximity of listed buildings to the east and north of the extension and the prominence of the roofline above the stone boundary wall, would be preferable to use traditional materials which more appropriately blend in with the local vernacular, ideally Cotswold Stone or similar looking man made material (understood the proposal was to reuse materials from demolition of existing buildings).

- Submitted drawing shows zinc cladding on the North face of the extension as well as on the main house - assume this is an error but the drawing should either be amended or the response make clear that this is not to be permitted.

- Unusually late in the project proposal to substitute very incongruous zinc cladding in place of natural stone facing and runs contrary to the claims of the submitted Planning, Design & Access Statement and Statement of Heritage Significance.

- Proposed changes will be very visible from road contrary to claims within submission that it will not have a visual impact.

- Better to substitute with significantly cheaper composite stone blocks/panels or even render.

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 development was outlined and established under application PL/2023/01431. This application deals solely with the proposed variation of conditions 02 and 03 to the planning permission and listed building consent. For that reason, there is no requirement, or procedural ability, to revisit the consideration of the principle of development. This report therefore solely considers the changes now being proposed in the context of the prevailing development plan and other material considerations.

The previously submitted ecological assessment confirmed that no roosting bats or nesting birds were found to be present at the site and that no mitigation measures are required. The currency of the assessment is considered to obviate the need for further consideration as part of this application submitted under s73, although for consistency, the previously imposed condition should remain.

Heritage

The dwelling is not a listed dwelling but is located in close proximity to Grade II* Pickwick Manor and is wholly located within Pickwick Conservation Area. It is also noted that Grade II Listed Vine Cottage is located approx. (38m), Grade II Listed Greystone Cottage is located approx. (36m) to the north, Grade II Listed Hare and Hounds Located approx. (65m) to the north east and Grade II Listed Privy and Garden Wall To South Of Pickwick Manor located approx. (30m) to the southeast. 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) 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 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.

Since the time of the determination of PL/2022/0754, The Pickwick Conservation Area Appraisal (PCAA) has been prepared and published by the Pickwick Association. Although not part of the development plan, it is a consideration material to the determination of this new application. The appraisal aims to preserve and enhance the setting and attributes of Pickwick and its conservation area.

Impact to Significance of Listed Building

The site is adjacent to neighbouring property Grade II* Listed Pickwick Manor. The application seeks to change the proposed material to the west elevation of the single storey extension from Cotswold stone to render (Colour: String – RAL 095 80 20).

Due to the reasonably well enclosed nature of the site, views of the west elevation are not likely to be overt, but still possible due to the height of the extension above the stone boundary wall. The west elevation is, however, faces away from, and less intimately involved with, the setting of Pickwick Manor. For this reason, the final choice of material for this elevation will need to be appropriate to the locality. In a general sense, it is a common approach to localities that are defined by natural stone whereby ancillary structures (such as out-buildings or extensions) are finished in a complimentary material that would not rival the higher quality stone for the main building. This is particularly so in a historic environment such as the Pickwick Conservation Area – and the use of render in and around Pickwick CA is acknowledged within the PCAA.

Indeed, the substantive planning permission already approves the use of render for the northern and eastern elevations of the extension. Therefore, due to the western elevation perhaps having no more intervisibility with the listed building than the already permitted rendered elevations, within the private amenity space of an existing dwellings and limited views available, it is not considered to result in any harm to the significance of neighbouring listed building. Other listed buildings are more distant and are more contextualised by the wider conservation area.

Conservation Area

The application site remains deep inside of the Pickwick Conservation Area and the character and appearance has a clear historical and illustrative value and presents as a traditional rural village with a wealth of period stone-built cottages and houses. The Pickwick Conservation Area occupies the north-western section of Corsham. It is separated from Corsham itself and the Corsham Conservation Area largely by post-war housing.

PL/2022/08754 approved render as an external material to the northern and eastern elevations of the proposed single storey extension, with Cotswold stone to the western elevation set beneath a zinc cladded roof. This application seeks to replace the permitted Cotswold stone with render to the western elevation. The use of render would match that already approved for the northern and eastern elevations.

The western elevation of the permitted extension is set at right angles to the A4 and, whilst somewhat shielded from overt view in the conservation area, due to the height of the extension in relation to the stone boundary wall that fronts the A4, views of it will still be possible.

As referenced in the section above, the use of render in historic environments is common and not unprecedented in the Pickwick Conservation Area itself – notably the rotunda type development facing the double roundabout some 100m west of the application site. Perhaps representing a reduction in the absolute quality of the development – to the elevation which is perhaps most visible to the wider public realm – it would have the effect of unifying the treatment of all elevations of the extension and would not cause any greater impact upon or harm to the significance of the Pickwick Conservation Area. Whilst the RAL number has been specified, given the extent of render now being proposed for the building and the visibility of the western elevation, it is however considered necessary to change the wording of condition 03 so as to make it clear that the render be of a complimentary colour and tone to the prevailing natural stone frontage wall and existing properties.

During public consultation, concerns were raised in relation to visual impacts of the external material change. These concerns are entirely understood, it is acknowledged that the A4 highway through Pickwick is used heavily on a daily basis, and views of the western elevation could be glimpsed when travelling through Pickwick. Where very limited views of the western elevation are seen, the development would be read against existing residential context and associated built modern form.

Summary of heritage impacts

The application of render in sensitive areas is a commonly adopted method of distinguishing extensions to older, more historic properties, so as to avoid competing with or diminishing its primacy. In this case, the addition of render continued to the western elevation would illustrate a clear evolution of the older, more historic dwelling.

The switch from natural stone to render is not considered to alter the previous conclusions reached. There is considered to be a neutral impact to the adjacent heritage asset and conservation area in this regard. Subject to appropriate conditions, the proposal complies with CP57 and CP58 of the Wiltshire Core Strategy in addition to paragraphs 205 and 206 of the NPPF and Planning (Listed Building and Conservation Area) Act and Corsham Neighbourhood Plan, Corsham Design Guide.

Design, Scale and Materials

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. Consideration must also be given to Policy HE1 within the Corsham Neighbourhood Plan identifies that all new development within the Corsham neighbourhood plan area must demonstrate good quality design. Which responds and integrates with local surroundings, landscape context as well as the existing built environment, and Corsham Design Guide.

In relation to the previous approval, the nature of the proposal remains primarily the same, the proposed changes are to the western elevation of the proposed extension only. The application seeks to change the proposed material from Cotswold stone to render, which would match the material approved for the eastern and northern elevation of the single storey extension.

During public consultation initial concerns were raised in relation to changes to the proposed dwelling and materials being clearly visible, with the zinc cladding being considered an incongruous option. As highlighted above during the lifetime of the application, errors in relation to the annotations were highlighted. The Proposed Elevation Plan P-300 has been amended and removed references to cladding to the main dwelling as well as the zinc being omitted with render the final material choice. A buff-coloured render (Colour String: RAL 095 80 20) is now proposed in replacement of the approved Cotswold stone, which would be solely to the west elevation of the approved extension. No changes to the main dwelling have been put forward.

It is considered that the proposed change from stone to render for the western elevation would not change the fundamental appearance of the permitted extension. The use of render in the locality is not unprecedented and subject to the imposition of a subtly altered condition 03, the proposal is considered to be acceptable.

It is therefore considered that the proposals comply with Core Policy 57 of the WCS Development Plan, Policy HE1 of the Corsham Neighbourhood Plan and the Corsham Design Guide.

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.

The changes to the external materials to the extension approved at the site does not alter the previous conclusions reached under PL/2022/08754 in this regard. Therefore, and precisely as before, in the context of the nature and layout of the development, there is considered to be no unacceptable impact upon the amenities and living conditions of the neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal with NPPF, Wiltshire Core Strategy Policies: CP57 and CP58, Corsham Neighbourhood Plan, Corsham Design Guide, since the change in external materials is of an acceptable form and will not have a detrimental effect on the identified heritage assets, character and appearance of the area, host dwelling or neighbouring amenity. It is therefore recommended that this application is approved with conditions.

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 original 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:

Arboricultural Report Dated 10th November 2022
Ecological Impact Assessment Report Dated October 2022
Planning, Design and Access Statement and Statement Of Heritage Significance Dated November 2022
Ecological Impact Assessment Dated October 2022

Existing Elevations E-300
Existing Floor Plans E-200
Existing Site Plan E-100

Proposed Floor Plans P-200
Proposed Site Plan P-101

Site Location Plan E-100
Received: 10.11.2022

Planning Statement
Received: 23.10.2023

Proposed Elevations P-300
Received: 01.03.2024

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

3 Notwithstanding the RAL number specified, the proposed render to be used for the elevations of the extension hereby granted planning permission shall be of a colour and tone that best matches that of the stone wall fronting the A4 as well as the surrounding stone-built properties, including Manor Barn itself.

REASON: In the interests of visual amenity and the character and appearance of the Pickwick Conservation Area.

4 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Manor Barn, Pickwick, Corsham, SN13 0HU and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5 The proposed development shall be carried out in complete accordance with the recommendations contained within the submitted Ecological Impact Assessment Report (Providence Ecological, October 2022).

REASON: So as to secure and mitigate the loss of bat roosting opportunities at the site.