DELEGATED REPORT

Application Reference:	PL/2023/10929 and PL/2023/00125
Application Type:	Planning Permission and Listed Building Consent
Site Address:	1 The Street, Cherhill, Calne, SN11 8XP
Proposal:	Construction of single storey extension, new stairs to 3rd bedroom, installation of shower room, alterations to existing extensions and dormers, addition of new entrance porch, lime rendering to external elevation and repairs to sash windows. Construction of new detached double garage.
Recommendation:	That Planning Permission and Listed Building Consent is GRANTED

PROPOSAL

This application seeks Planning Permission and Listed Building Consent for the erection of a single storey extension, new stairs, installation of a shower room, alterations to the existing extensions and dormers, addition of new entrance porch, lime rendering to external elevations, repairs to sash window and the erection of a new detached double garage.

The application sets out the following components for which permission and consent are sought:

- Re-instate known historic door opening in place of 20th century window
- Removal of existing floor above kitchen
- Addition of mezzanine above kitchen and new staircase
- Alterations to existing kitchen area
- Replacement of window glass with vacuum glazing
- Single storey rear extension
- Repair works to garden walls
- Repair works to listed gazebo in rear garden

The development and works are intended for purposes associated with the occupation and use of 36 High Street as a single residential dwellinghouse.

During the life of the application, revised plans were submitted which added a new detached garage structure. The description of development was also altered to reflect that change.

DESCRIPTION/CONTEXT

1 The Street (also known as Jugglers Cottage), is a two-storey detached dwelling located on the junction corner of The Street and Park Lane. The dwelling is a Grade II Listed Building built C18 to early C19 rendered white with clay plain tiles on a pitched roof. The dwelling has had some alterations made in the C20 which is shown on the site history section of this report. There is a

group of 17th and 18th century village properties in the vicinity, with two thatched cottages, Chalkstones and Tudor Cottage (Deep Thatch) opposite to the south ad Upper Farmhouse is located to the east on Park Lane.

The Jugglers Cottage- 1 The Street is a Grade II Listed detached building. The building is described by Historic England as follows:

> *CHERHILL THE STREET SU 07 SW (north side) 9/106 No 1 (Jugglers Cottage) GV II House, C18 to early C19, probably on earlier core, rendered with plain tile roof, west end stack and ridge stack. East end hip carried down over lean-to. Probably formerly thatched. Two storeys. To left, two window range of early C19 twenty-pane sashes, then door, and, to right, triple casement each floor. West end wall is brick. Two rear wings.*
>
> *Listing NGR: SU0401670305*

The site is located within the North Wessex Down Area of Outstanding Beauty (AONB), Cherhill Conservation Area and the Archaeology Area of Juggles Cottage but is not covered b any ecological designation.

PLANNING HISTORY

The application benefits from pre-application advise that would support the proposal subject to planning conditions and no major issues were identified. The following planning history was also found.

N/12/03087/LBC	Dismantle two chimney stacks to the top of the concrete render and rebuild to the same size and profile; open-up three existing fireplaces; remove existing partitions to storeroom and form new timber doorway; paint external doors (Retrospective).	Approved
N/11/03514/LBC	Replace all windows & dormers, open up 3 fireplaces, structural repairs to walls, ceilings & roof. Replacement of structural timbers, plaster walls & ceilings (part retrospective).	Approved
N/11/01422/FUL	Erection of dwelling (resubmission of 11/00469/FUL)	Withdrawn
N/11/00469/FUL	Erection of dwelling and garage	Withdrawn

POLICIES

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).

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 Policies 2015 (WCS):

Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

North Wessex Downs Management Plan 2019-2024:
Policy LA 06- Landscape

National Planning Policy Framework 2023 (NPPF)

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle of development
- Impact on Heritage assets
- Landscape and impacts on the AONB
- Scale and Design
- Residential amenity
- Highways Safety

CONSULTATION

Cherhill Parish Council: No objection.

Council Conservation Officer: No objection subject to conditions:

> *The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be, architectural, or historic as set out in the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 S 1.*
>
> *Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.*

In this case the significance of the building lies largely with its historic fabric and architecture, its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest, which contributes to the character of the Conservation Area.

A Heritage Statement is provided with the application drawings to describes the significance of the heritage assets and their setting as required by National Planning Policy Framework (NPPF) Paragraph 200.

Assessment:
This Householder and Listed Building Consent follow pre application advice I provided under ref. ENQ/2023/00925.

The pre app Ref. ENQ/2023/00925 provided a design process for the new kitchen extension that evidenced how the preferred location for the extension was developed to the rear of the existing kitchen.

Historic England guidance on extending historic properties advises that a new extension should be subservient and that small cottages can be swamped by an extension unless carefully designed. It advises the rear elevation is normally the preferred location, and that extensions should preferably use an existing opening.

In this case the applicant proposes to extend to the rear garden and connect to the existing cottage through lowering the cill of an existing window this was reduced from an enlarged opening proposed a pre application to retain the existing windows width removing only the walling below the window. The existing lintel is also to be retained. The approach is to provide a clear distinction and transition between the old and new and the existing lower lintel would assist in this process.

As a general scale principle and to accord to the objective of subservience of extensions any extension proposed should not have an internal footprint larger than the existing room plan. In this instance the extension is at the limit of what could be considered to the rear of this cottage. No further additional extension would be considered acceptable.

In this case the extension is in a contemporary form with a pitched roof that reflects the hip roof angle to the east end of the main cottage.
The extension will be masonry with a lime render to the sides and an oak framed gable end with timber cladding to about 900 mm to screen kitchen units and full height glazing above into the gable end. The east side will have bifold doors to a new patio area.

In association with the new extension the application proposes the replacement of the existing sweeping dormers that extend down from the ridge with conservation rooflights. The left-hand dormer would be affected by the extension with the steep pitch and it was considered odd to have a single dormer.

There is an existing 20th century stair tower extension with a cat slide roof that extend over a single storey W.C to ground floor. This will be rebuilt removing the W.C extenso and rebuilding the back wall to a gable with improve insulation. The adjoining two storey gable extenso to the west end of the rear elevation includes a bathroom to first floor an store to ground floor. It is proposed to relocate the bathroom window toe rear elevation not a 3-light casement from and insulate the back wall. The gable will be lime rendered removing the current waney edge timber cladding.

These two gables will improve the current arrangement and unify the material. They will also assist in giving balance to the rear elevation with the new gable kitchen extension.

Internally a new staircase is proposed to the east end utility area to access the bedroom above and enable the existing walk-through middle bedroom to be isolated. The east end is a single storey 18th or 19th century extension under a hipped roof. The new stairs would require relocation of the existing door between the kitchen and utility toward the back wall to give room for a new staircase to rise along the chalkstone back wall, the stairs will turn at the top to a new door opening to the centre of the wall.

The location of the stairs does mean some loss of original walling. The applicant has provided section details to evidence how this staircase will appear.

A new porch canopy on brackets is proposed to the front door which has been amended from the timber framed gable porch on posts to stone/brick plinths. While the Georgian symmetrical frontage, might be more coherent to respond to this period of design with a simple period hood on brackets rather than a more rustic timber framed porch canopy the structure is light weight and unobtrusive. The architect has advised in the heritage statement that an a Georgian style canopy hood might be confusing and it was considered but after examining the porches in the local area villages it would be more appropriate to have an honest and simple canopy style porch.

The existing cottage render is evidently a thick cement render with a smooth finish. The previous Listed Building Consent N/11/03514/LBC had approved the removal of the cement render to the chalk stone elevations and replacement with lime-based render this has not happened and detrimentally a newer thicker cement render was added. This likely to have consequences in respect to trapping of damp in the fabric and it is now proposed to remove the cement render and replace with lime based after repointing the stone /brick work in lime mortar.

In addition, the brick west gable has suffered from the prevailing weather and a modern plastic paint has trapped damp and the brick work has spalled in places. The modern plasticised paint to this gable is to be removed and the elevation brick work repointed in lime and lime rendered to prevent further deterioration of the brick work.

The replacement of the cement render and the plastic paint is considered an important part of maintaining the significant fabric of the historic building by enabling the fabric to breathe moisture.

The original early 19th century hornless 10 / 10 sash windows are in generally good condition. The quality of the wood and the thin sections, meeting rails and glazing bars in lambs tongue moulding and original blown glass all add to their significance and it is proposed to repair the windows.

Externally to the rear garden the existing timber framed post 1948 garage is to continue to be used as a workshop.

This former garage is used as a workshop, so a replacement garage /carport is proposed. This timber oak frame garage/carport will have two bays one an open carport the other with double doors. The timber frame will be clad in horizontal oak cladding boarding and have a plain tile roof.

These oak framed garden structures and garages are common place and lack individuality of a property like this. In this case it is a relatively simple timber frame structure on brick

plinth with simple 150 x 150 mm timber posts more like an open sided vernacular agricultural cart store. It would be preferable to remove the oak bracing but in this location to the back of the rear garden and in natural materials means its impact on the setting of this modest vernacular cottage and the listed building group in this part of the village including Upper Farmhouse on the opposite side of the lane is neutral and the character and appearance of the Cherill Conservation Area is preserved .

Summary: The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The applicant has taken on board the discussions at pre application. The result is a composed set of proposals that look to provide a rear kitchen extension which is large but just about reflects the existing plan form room sizes and is located at the later east end. The extension combined with the removal of the steep sweeping dormers and replacement with conservation rooflights assists in tiding up the rear elevation and balancing with the smaller pair of gables of the revised stair tower and bathroom extensions from the 19th and 20th century to the west end of the elevation. In addition, the rendering of all the elevations of the cottage in lime render will both contribute to the building fabric breathing and visually harmonise the elevations.

The internal alterations are minor and include using an existing window opening as the link to the new kitchen extension and a new staircase to the east end utility room to allow access to the east end bedroom and free up the middle walk through bedroom.

The works to garden include a conversion of the existing garage to a workshop and the provision of a substitute car port garage in simple timber frame on brick plinth with tile roof to the rear of the garden. These garden buildings will have a neutral impact on the setting of the host and neighbouring listed buildings and preserve the character and appearance of the Conservation Area.

The proposal subject to the attached conditions is therefore in line with the National Planning Policy Guidance advice on the Historic Environment which advises public and Conservation benefits can include securing the future use of a heritage asset in support of its long term conservation.

WL10 DETAILS OF ROOFLIGHTS

No works shall commence on site until details of the proposed rooflights (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

POLICY- Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment'

WL8 INTERNAL JOINERY DETAILS

No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and staircases (including balusters, newel posts and handrails), have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

POLICY- Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment'

WL6 EXTERNAL JOINERY DETAILS

No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing [DELETE as appropriate] have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

POLICY- Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment'

REPOINTING and RENDERING

No works to repoint the external brickwork or stonework and render the elevations shall be undertaken until full details of the mortar and render mixes, a specification for the application and details of decorative finishes have been submitted to and approved in writing by the Local Planning Authority; and

The works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

POLICY- Wiltshire Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment'

Council Highway Engineer: No objection:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

Historic England: No comment.

REPRESENTATIONS

Consultation has been carried out and no objections or comments were received by neighbouring properties or third parties.

ASSESSMENT

Principle of development

The principle of the proposed development is considered to be acceptable. However, the detail of such proposals must still be considered against other polices within the development plan and relevant material considerations.

Given the reasonable size of the proposed new garage, it is considered relevant and reasonable to make use of a planning condition which will prohibit its use for habitable accommodation.

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

Core Policy 57, amongst other things, requires that applications for development should respect the historic environment, and be sympathetic to and conserving historic buildings and historic landscapes. Core Policy 58 requires that development should protect, preserve and where possible, enhance heritage assets.

The NPPF is a material planning consideration and paragraphs 195, 200 & 202 of the NPPF are relevant to the determination of the application. Paragraph 202 provides: 'Were a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use.'

Listed building

The proposal site is within the Cherhill Conservation Area and a Grade II Listed Building. The significance of the property as a heritage asset is largely set out by the Conservation Officer. The detached listed building is situated on a large plot and contains an 18th century fronted two storey cottage, a likely 17th century core with 19th and 20th century alterations. The dwelling consists of

external walls that are constructed in cement rendered chalk stone with brickwork repairs and brick gable to west. The roof is plain clay tiles. The roof structure has been rebuilt circa 2012 but has to the west end part of the original roof structure has been retained. There are two probably 20th century rear dormers. The front elevation has a 18thor early 19th century frontage with two window range of original 10 over 10 hornless sash windows with some original glass. The cottage has a three-room plan with axial fireplace and lobby entrance, extensions including an 18th or 19th century lean to at the east end and a 20th century stair tower and bathroom to rear (north). The cottage steps down from east to west.

The proposal site is bounded by listed buildings. Upper Farmhouse is situated roughly 60.0m southeast of the site, Chalkstones is situated roughly 34.0m south and Tudor Cottage is situated roughly 40.0m southeast of the site. As required by CP 58 of the WCS, development must protect and enhance the character and setting of all heritage assets.

Conservation area

The proposed extensions and outbuildings are positioned to the rear of the listed building and hidden from overt view in the conservation area, which is defined by its typical rural nature with a series of cottages and various nearby listed building. Indeed, the boundaries of the rear garden are well defined as domestic curtilage, quite separate from the setting of the surrounding listed buildings. For these reasons, there is considered to be a neutral impact on the character of the conservation area and the setting of surrounding listed buildings and therefore no harm is caused to their significance as a heritage asset.

Assessment of harm

The applicant's application reflects and response to the Council's Conservation Officer pre-application advise done in 2023 which has resulted in a positive outcome and support from the Conservation Officer. The Conservation Officer concluded that the proposals look to provide a rear kitchen extension which is large but just about reflects the existing plan form room sizes and is located at the later east end. The extension combined with the removal of the steep sweeping dormers and replacement with conservation rooflights assists in tiding up the rear elevation and balancing with the smaller pair of gables of the revised stair tower and bathroom extensions from the 19th and 20th century to the west end of the elevation. In addition, the rendering of all the elevations of the cottage in lime render will both contribute to the building fabric breathing and visually harmonise the elevations. The internal alterations are minor and include using an existing window opening as the link to the new kitchen extension and a new staircase to the east end utility room to allow access to the east end bedroom and free up the middle walk-through bedroom. The works to garden include a conversion of the existing garage to a workshop and the provision of a substitute car port garage in simple timber frame on brick plinth with tile roof to the rear of the garden. These garden buildings will have a neutral impact on the setting of the host and neighbouring listed buildings and preserve the character and appearance of the Conservation Area.

In terms of harm to the heritage asset, majority of the works are proposed on the rear elevation. This includes a new pitched roof rear extension, removal of the existing dormer windows to be replaced with conservation rooflights, removal of catslide (rear elevation) to be replaced by a gable end and addition of one window on each gable end. A proposed new canopy over the existing front

entrance door is being proposed on the front elevation. The new canopy is simple in design and proposed to be stone/brick plinths. Other similar style canopies can be found in the wider area. On the rear elevation there is a new detached two vehicle garage proposed with natural oak cladding, brick plinth which will have a pitched roof.

With regards to the proposed works, it is agreed that little historic fabric will be affected by the addition, with the later 19C window to be removed and retaining the existing window width by removing only the walling below the window. This will connect the existing cottage through to the extension with minimal impact. The dormers to be removed and catslide roof situated on the rear elevation are 20C additions.

Given the location of the proposals, views from the public realm are limited predominantly to the front aspect of the dwelling from The Street and limited views from the side aspect from Park Lane. It is considered that views into the site will be minimal and wider views will not be compromised due to the majority of the works being located on the rear elevation of the dwelling and plot and the site being bounded and screened by mature vegetation to the front and side (east) elevation. The building will sit very much within its very localised context, and when glimpsed, will be seen in the context of the existing built form. No harm is caused to the character of the conservation area or setting of surrounding listed buildings.

It is accepted that the proposal would cause a degree of harm principally through the loss of historic fabric albeit these are not contemporaneous with the age of the original dwelling, however, the harm caused in this regard would be at the very lower end of the less than substantial scale.

Public benefits

Whilst harm to a heritage asset would typically be unacceptable, paragraph 208 to the NPPF requires that less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits associated with the proposals and be offset by public benefits wherever possible.

Comments from the conservation officer have been taken into account which concluded that the proposal subject to the attached conditions are in line with the National Planning Policy Guidance advice on the Historic Environment which advises public and Conservation benefits can include securing the future use of a heritage asset in support of its long-term conservation. It is considered that demonstrable public benefit would derive from the granting of planning permission. A limited degree of harm has been caused to the heritage assets; it is outweighed by public benefit, thereby overcoming the tests set out within the NPPF.

Conclusion on harm and public benefits

Given this conclusion of the 202 balancing exercise and in light of the very limited harm identified, the similarly limited public benefits which have also been identified are considered to outweigh that harm. Accordingly, the proposal is considered to be in accordance with Core Policy 57 and 58 of the WCS, advise in the NPPF and in compliance with section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 in that regard.

Impact on AONB (now National Landscape)

In regard to impacts on the AONB, Core Policy 51 of the WCS, and Policy LA 06 of the North Wessex Downs (NWD) seek to ensure that the landscape character, scenic quality and geological features of the AONB are conserved, and where possible enhanced.

As required by CP51 of the WCS and Policy LA 06 of the NWD, due consideration has been given to the proposal's potential impact upon the North Wessex Downs AONB. Whilst the development is not located within the AONB area, the proposal boundaries the AONB to the south and views into the site can be seen from the AONB.

The development is located within the confines of the existing property and the proposals would be finished in sympathetic materials that are prevalent in the Cotswolds National Landscape and are in keeping with the surrounding area. The proposals would integrate effectively and would not create harm to the scenic quality or character of the wider landscape.

For this reason, the proposed development is not considered to result in harm to the special qualities of the AONB (now known as National Landscape). Therefore, the proposed development will meet the requirements of policy CP51 to the WCS, and Policy LA 06 of the NWD.

Scale, design and materials

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape, and rooflines to effectively integrate the building into its setting.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

In this instance, the applicant is proposing external and internal changes to the grade II listed building which is currently being used as a residential dwelling. The application property is a detached dwelling situated on a large plot. It is considered that the proposed extension adopts a relatively simple design approach which mirrors the character of the dwelling as well as incorporates matching materials that will allow it to integrate sufficiently whilst remaining subservient to the host listed building. The proposals are contained entirely within the rear garden area and views from winder conservation area are not affected by the proposal. The proposal will see the introduction of a rear extension to the property, resulting in an increase in scale and a spreading of the built form,

however, due to the dense and mature vegetation at the front and side, views into the rear aspect are minimal. The extension is a modest addition to the host dwelling and would not suggest that the cumulative built form reads as harmful overdevelopment of the site or an excessive addition in terms of scale. The proposal will read as an appropriate addition and as ancillary to the host dwelling. The increase in scale and mass of the proposed extensions would therefore not be considered to create an incongruous or unduly prominent feature in this location.

In terms of the internal and external works to the listed building, it is not considered to unacceptably impact upon the character of the site or surrounding areas. The internal works will not greatly affect the site layout and is considered to be of high-quality design. The historic fabric has been greatly taken into account and due to its location being to the rear, it would not affect the outlook of the listed building from its most prominent front elevation.

Although of reasonable scale, the new garage is of a bespoke timber construction and appearance and is reasonably reflective of the rural local area. It is wholly contained within a private rear garden and will be hidden from overt public view.

The proposed alterations, works and extension would be appropriate in scale, layout and design. It is therefore considered that the proposal complies with Core Policy 57 and 58 of the WCS Development Plan.

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.

In respect of residential amenity, although reasonable substantial in scale, the proposed development would not present an unacceptable impact upon the living conditions of the neighbouring residents through overlooking or oppressiveness. Due to the footprint of the proposed extension and its flat roof, it is considered that the impact on neighbour amenity will be low. Given the scale, mass, and position, the proposal would not result in unacceptable harm, significant loss of daylight or sunlight and would not be intrusive to neighbour amenity.

It is noted that during public consultation, there were no objections or concerns raised by neighbouring properties or third parties.

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.

Highways

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.

The proposal will not increase or change the parking standards for the site or alter the access. The proposal includes two covered parking spaces on site. Highways have no objection to the proposal pending a condition for the garage to remain a garage to safeguard the amenities and character of the area and in the interest of highway safety.

As such, the parking standards and requirements are considered to have no unacceptable impact upon highways safety or severe cumulative impact on the road network, thereby complying with the relevant provision of CP61 and CP64 of the WCS and relevant paragraphs of the NPPF.

CONCLUSION

The potential impacts of this development, alongside comments received during consultation, have been taken into consideration. Subject to conditions, the harm caused to the listed building is outweighed by the public benefits. In terms of the scale and materials, the proposal is acceptable with no harm caused to the wider landscape. No unacceptable impacts on highway safety have been identified. Accordingly, the proposals are in accordance with the aims of the NPPF and the objectives of the relevant Core Policies in the WCS; 51, 57, 58, 61 and 64 and Policy LA 06 of the NWD. It is therefore recommended that this application be approved with conditions.

Planning Permission Ref. PL/2023/10929

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:

Location Plan: Received 14 December 2023
Existing Site Plan: DWG No. 156 P 02; Received 14 December 2023

Proposed Site Plan- Revised: DWG No. 156 P 03 Rev B; Received 25 January 2024
Existing Floor and Roof Plans: DWG No. 156 P 04; Received 14 December 2023
Existing East & South Elevations: DWG No. 156 P 05; Received 14 December 2023
Existing North and West Elevations: DWG No. 156 P 06; Received 14 December 2023

Proposed Floor and Roof Plan: DWG No. 156 P 07; Received 14 December 2023
Proposed East & South Elevations: DWG No. 156 P 08; Received 14 December 2023
Proposed North and West Elevations: DWG No. 156 P 09; Received 14 December 2023
Proposed Elevations from Wider Area: DWG No. 156 P 10; Received 14 December 2023
Existing and Proposed Sections: DWG No. 156 P 11; Received 14 December 2023
Proposed Garage Plans and Elevations: DGW No. 156 P 12; Received 25 January 2024
Design & Access Statement/ Heritage Statement: Received 14 December 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

Listed Building Permission Ref. PL/2023/00125

RECOMMENDATION: 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:

Location Plan: Received 14 December 2023
Existing Site Plan: DWG No. 156 P 02; Received 14 December 2023

Proposed Site Plan- Revised: DWG No. 156 P 03 Rev B; Received 25 January 2024
Existing Floor and Roof Plans: DWG No. 156 P 04; Received 14 December 2023
Existing East & South Elevations: DWG No. 156 P 05; Received 14 December 2023
Existing North and West Elevations: DWG No. 156 P 06; Received 14 December 2023
Proposed Floor and Roof Plan: DWG No. 156 P 07; Received 14 December 2023
Proposed East & South Elevations: DWG No. 156 P 08; Received 14 December 2023
Proposed North and West Elevations: DWG No. 156 P 09; Received 14 December 2023
Proposed Elevations from Wider Area: DWG No. 156 P 10; Received 14 December 2023
Existing and Proposed Sections: DWG No. 156 P 11; Received 14 December 2023
Proposed Garage Plans and Elevations: DGW No. 156 P 12; Received 25 January 2024
Design & Access Statement/ Heritage Statement: Received 14 December 2023

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

5 No works shall commence on site until details of the proposed rooflights (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

6 No works shall commence on site until details of all new or replacement internal joinery, including doors, door linings, architraves, beading, skirtings and staircases (including balusters, newel posts and handrails), have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

7 No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

8 No works to repoint the external brickwork or stonework and render the elevations shall be undertaken until full details of the mortar and render mixes, a specification for the application and details of decorative finishes have been submitted to and approved in writing by the Local Planning Authority; and the works shall thereafter be carried out to match the approved sample.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

INFORMATIVES:

1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

3 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.