CASE OFFICER'S REPORT

Application Reference:	PL/2024/00240
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	28 February 2024
Case officer:	Lucy Rutter-Dowd

Site Address:	Truslowe Manor, Bray Street, Avebury, Marlborough, SN8 1RB
Proposal:	Conversion of the workshop to artist room, home office, and pool building.
Recommendation:	Approve with Conditions

Proposal and Site Description

The application site comprises Trusloe Manor and associated extensions. Trusloe Manor is a Grade II listed dwelling, sat within a substantial plot in Avebury, a World Heritage Site. The property lies within the North Wessex Downs National Landscape, and the Avebury Conservation Area. The Historic England Listing Description reads as follows:

House. Early C16, mid C17 and 1986. Sarsen rubble lined with chalkstone. Dressings and porches of limestone ashlar. Stone slate roofs throughout. Originally manor of Cirencester Abbey, rebuilt c1520, and subsequently much reduced. Four roof bays, with cross passage within major room and unheated secondary room on north. Single storey porch and probably north lean-to service room added c1658 by Thomas Trusloe. Rear porch probably C19, and large rear wing with replica porch in course of erection, 1986. Porch has Tuscan pilasters raised on attached pedestals bearing lozenge decoration, the pilasters carrying fragmented entablature and ball finial. Rear porch gabled and stone tiled. Either side of porch, 5-light mullioned and transomed hollow chamfered windows with label moulding. Part of a label mould of former opening survives within porch. Four light similar window to left lean-to, and 3-light window reset in south gable, rebuilt in brick in C18 when building reduced in size. Plinth with large moulding. Door within porch C17 boarded, with moulded frame. Roof hipped and swept down unbroken over lean-to, being an C18 reconstruction of a simple lower lean-to. Interior: Left bay has wide shallow rear stack, probably a C17 insert. Early stair was in north east corner, replaced by stair from rear of cross passage, now removed. Added stack to north room. Roof trusses have queen struts and collars, with double purlins and windbraces to upper purlin. Whole of interior now (April 1986) undergoing repair and remodelling, and blockwork partitions replacing timber framed partitions. Panelling, formerly in upper chamber, to be refixed in main ground floor hall.

The property benefits from additions built in the 1980s which sit adjacent to the swimming pool and are the subject of this application. The proposal seeks to make minor alternations to the building in order to convert it from garaging to home office and studio. The alternations include filling in of two existing openings on the northern elevation, replacement doors and windows, formation of new openings on the southern elevation and insertion of a sky light.

Policies

National Context:

National Planning Policy Framework (NPPF) Planning
Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

• Core Policy 50 – Biodiversity and geodiversity
• 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 59 - The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting
• Core Policy 60 - Sustainable Transport
• Core Policy 67 - Flood Risk

Constraints

- North Wessex Downs National Landscape (NL)
- Avebury Conservation Area
- Stonehenge and Avebury World Heritage Site
- Grade II Listed Building
- Public Rights of Way AVEB22 & AVEB23

Key Issues

- Design and visual impact.
- Impact on neighbour amenity.
- Heritage Impacts
- Landscape Impacts
- Archaeology
- Impact on any attributes of Outstanding Universal Value.
- Parking / Highways
- Impacts on PROW
- Ecology
- Flood Zone

Relevant Planning History

K/84/0249 - Extension - Approved with conditions.

K/84/0250/LB - Extension - Approved with conditions.
K/84/0727 - Replacement garaging and garden storage building - Approved with conditions
K/84/0728/LB - Replacement garaging and garden storage building - Approved with conditions.
PL/2021/03055 - Works to refurbish and redecorate various rooms - Approved with conditions.
PL/2021/04277 - First floor extension over existing workshop building including ground floor alterations and refurbishment of outside swimming pool area. Alterations to wood shed roof and introduction of new external walls and doors - Refuse.
PL/2021/05728 - First floor extension over existing workshop building including ground floor alterations and refurbishment of outside swimming pool area. Alterations to wood shed roof and introduction of new external walls and doors - Refuse.

Consultation Responses

Rights of Way - No objections. Comments included within report.

Highways - No objections. Comments included within report.

Archaeology - No comments received.

Drainage - No comments received.

Ecology - No comments received.

Marlborough West ED - No comments received.

Avebury Parish Council - No comments received.

Representations

None received.

Planning Considerations and 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.

<u>Design and visual impact</u>

Core Policy 57 of the Wiltshire Core Strategy states that "A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality." Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting.

The proposed works are relatively minor in nature and will affect the more modern additions to this historic building. No concerns are raised with regards to the design proposals which have been sensitively considered for the historic setting.

Impact on neighbour amenity.

No neighbours stand to be affected by the proposals.

Heritage Impacts

The following comments have been provided by the conservation officer on the associated application for Listed Building Consent (ref: PL/2024/00297):

"Trusloe Manor is a grade II listed building dating from the early 16th century, with additions and alterations in the 17th and 18th centuries, with some repairs, remodelling and extension in the 1980s.

The proposed works are wholly concentrated on the 1980s extension to the building, which was added when the building was returned to a dwelling from being National Trust offices. Fixing into the historic substructure for some works will be required, as is to be expected with any historic building.

The site has recent planning history and pre-application advice for further extensions, which have not gained officer support. The current proposals have taken this advice to concentrate on utilising the existing built form and propose converting the later 20th century building currently used as a workshop, to provide a studio, home office and summer room to serve the existing swimming pool.

The internal works to subdivide the existing workshop space to provide an annexe with home office, studio and garden room will not have any impact on the listed building's special interest.

The works to the exterior of the building, to alter existing openings that will change the character of this ancillary outbuilding, giving it a more residential appearance than the more agricultural barn it currently appears to be. However these changes have been carefully and sensitively considered and details, and as a result are not considered to cause harm to the listed building or its setting.

The metal joinery is appropriate for an ancillary structure such as this, and are acceptably detailed for this less sensitive part of the building. The making good of elevations (i.e. the infilling of existing openings) will be with matching brickwork and timber weatherboarding. The timber joinery is also correctly specified.

Overall whilst consent was required for the works, the proposals are not considered to have any harmful impact to the significance of the designated heritage asset or it setting, thereby preserving its special interest."

Landscape Impacts

CP51 of the WCS proposes that Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The site lies within the North Wessex Downs National Landscape (NL). However, as the development remains within the built environment of the area, no harm will be caused to the landscape setting of the NL.

Archaeology

No comments have been received from the Archaeologist, however, the proposals do not involve any ground works, as such, no concern is raised with regards to Archaeology in this instance.

Impact on any attributes of Outstanding Universal Value.

CP 59 of the WCS seeks to sustain the Outstanding Universal Value (OUV) of the World Heritage Site. The works merely affect the elevational design of an existing and well established domestic building. As such the OUV of the WHS is considered to be unaffected by the scheme.

Parking / Highways

The following comments were received from the highways officer:

"The proposal appears to be small scale and linked to the same residential use of the main dwelling. If this is the case then I am minded to offer no highway objection."

Impacts on PROW

The following comments were received by the PROW officer:

"The site is accessed by a short section of bridleway (AVEB22) over which I am assuming the applicant has a private vehicular right of access. As the proposal does nor seek to alter the use of the property nor will it lead to an increase in vehicles using the bridleway, I have no objection."

Ecology

No comments have been received from the ecologist. However, the Preliminary Assessment submitted confirms that there is no evidence of bats or nesting birds within the structure. Standard advice is included within the assessment which would guide contractors should anything be unearthed during construction. The assessment also includes some basic proposals for

installation of bird boxes at the site. The document will be included as an approved document and the contents within should be followed and adhered to.

Flood Zone

Flood Zones 2&3 encroach the site but do not affect the structure subject of this application. Considering the very minor works proposed there are no concerns regarding flood risk in this instance.

Conclusion:

In conclusion, the proposed application seems fitting with regard to scale, design, and materials. The proposal is considered acceptable in the context of its surroundings and is in accordance with the general criteria set out in the aforementioned policies of the local development plan.

Conditions: (2)

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 and documents:

Drg Title: Ground Floor Plan as Existing. Drg No: 255-PP01. Rev: A.
Drg Title: South & North Elevation as Existing. Drg No: 255-PE02. Rev: A.
Drg Title: Block and Location Plan. Drg No: 225-PE01. Rev: A.
Drg Title: Door Details French Doors. Drg No: 255-PP04. Rev: A.
Drg Title: Window Detail Casement Window. Drg No: 255-PP05. Rev: A.
Doc Title: Preliminary Roost Assessment (PRA) and Nesting Bird Survey. Dated: 11/01/2023. Produced by: Ellendale Environmental.
Drg Title: Ground Floor Plan as Proposed. Drg No: 255-PP01. Rev: A.
Drg Title: Door Details Folding / Garage Doors. Drg No~~: 255-PP03. Rev: A.
Drg Title: Proposed Elevations.

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