CASE OFFICER'S REPORT

Application Reference:	PL/2024/00391
Application Type:	Listed building consent (Alt/Ext)
Site Inspection:	30 October 2023
Consultation ends:	22 February 2024
Case officer:	Joe Leesam

Site Address:	Teal Cottage, High Street, Manton, Marlborough, SN8 4HH
Proposal:	Garage conversion with small link extension, erection of outbuilding, and replacement of existing French doors with bi-folding doors.
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design & Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

Marlborough Area Neighbourhood Plan 2021-2036

REPRESENTATIONS

Marlborough Town Council – No Objections.

Archaeology – No Objections.

Conservation – No Objections Subject to Conditions.

Highways – No Objections.

Third party representations – No responses received at the time of writing.

RELEVANT PLANNING HISTORY

K/52988/LBC – Single storey extension, new garage. Approved with Conditions 10/11/2008.

K/52982/F – Single storey extension, new garage. Approved with Conditions 10/11/2008.

K/18927 – Conversion of redundant stables and outbuildings into granny residence. Approved with Conditions 19/06/1997.

K/18928/L – Refurbishment and conversion of outbuildings to form granny residence. Approved with Conditions 19/06/1997.

ASSESSMENT

The application relates to Teal Cottage, High Street in Marlborough. It is a single-storey house of relatively modern construction in a traditional style, attached to and including a small section of a grade II listed building. The dwelling is located on the boundary of the Manton Conservation Area, with part of the house inside and part of the house/grounds located outside. The site is also washed over by the North Wessex Downs National Landscape.

The statutory listing for the property is as follows:

MANTON HIGH STREET 1. 5407 (South Side) Stable and Farm buildings just east of Manton Weir Farmhouse SU 1768 4/260 II 2. C18. Chequer brick. West half has pitched old tile roof. East half is half-hipped. 1 storey, east half higher. Brick modillion eaves cornice. Various fixed windows with glazing bars. Modern doors. 1 isolated stable to south has 1 planked stable door.

Listing NGR: SU1726968489

Proposals:
The application seeks householder permission and Listed Building consent for a garage conversion with small link extension as well as a garden room.

Impact upon the amenity of occupiers of neighbouring properties:
Due to the minimal amount of built form involved in the addition of the link extension, there are no concerns raised regarding residential amenity regarding the garage conversion/small link extension. The small amount of built form to be added to the property will be single storey and is set far enough away from any shared boundaries so that it will have no risk of imposing any unacceptable levels of light blocking or creating an oppressive environment. There will also be the addition of an outbuilding on the eastern boundary of the site. Again, this is single storey, with a mono-pitched roof, so the built form is at a low level, and while it is located close to the eastern boundary of the site, there is enough separation between the outbuilding and The Carriage House that the outbuilding would also not be considered to impose any unacceptable levels of light blocking or create an oppressive environment.

There is a proposed replacement of the existing garage double doors and window to the side with large floor-to ceiling windows, these face into the host dwelling's courtyard and do not face in the direction of neighbouring residents so it poses no concerns regarding overlooking. There will also be the replacement of an existing pair of French doors with floor-to-ceiling bi-fold doors; these

also pose no concerns for residential amenity given their nature as ground floor replacements. There will also be a set of French doors with glazing on either side on the South elevation of the proposed outbuilding and a side window included on the west elevation; both of these windows are located on the ground floor level and will be facing into the grounds of the host dwelling so will not create any unacceptable levels of overlooking.

In regard to the above, the proposed plans are considered acceptable on residential amenity grounds.

Scale, design, materials, and impact upon designated heritage assets:
Local Authorities are required by Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas and listed buildings, their setting, or any features of special architectural or historic interest possessed respectively when considering development proposals that affect the setting or views into them. This is locally reflected within Core Policy 58.

The dwelling that is the subject of this planning application is for the most part a contemporarily constructed dwelling, attached to and including a section of a listed building. Additionally, the application site lies within the Manton Conservation Area. While it is of relatively modern construction, the host dwelling is built in a traditional style which is in keeping with the vernacular of the immediate area.

The proposed garage conversion will involve the replacement of the garage door with floor-to-ceiling windows, the insertion of a side door on the east elevation, and the erection of a small link extension between the garage and main body of the house. All other changes are internal. There is also an outbuilding proposed, with a mono-pitch roof, French doors on the South Elevation and a side window on the West elevation. Overall, the outbuilding is relatively modern in appearance but standard in appearance for an outbuilding.

The external walling of the link extension and the outbuilding will consist of vertical treated softwood cladding to match with the existing garage. The roof covering of the link extension will be a single ply membrane flat roof, the windows will be timber casement to match existing, and the doors will be painted timber. Overall, the proposed materials are in keeping with the existing property and are considered acceptable.

Conservation have been consulted on the application and have responded with no objections subject to conditions relating to joinery details and details of vents/flues required for the bathroom. The assessment from conservation is as follows:

“There are no objections to the principle of converting the garage to ancillary living accommodation from a conservation viewpoint, or the attachment/access via a new link, as there is not considered to be any harm caused to the curtilage of the listed building or its setting.

In relation to the proposed detached outbuilding/home office, this is little more than a standard off-the-shelf shed type structure, which is not a high quality structure for such a sensitive setting, and is residential in character for this rural former agricultural site. The accumulation of such structures can cause harm to the setting of listed buildings and the loss of the garage through its

conversion may mean that no garden storage building is provided for within the site: this is not an impact on setting, but may bear upon any future proposals for additional buildings within the site not being viewed favourably. With regard to the proposed outbuilding, considering how the site has been divided and developed, a degree of agricultural character has been retained and this structure is unlikely to cause harm to the setting overall.

In addition to the above (although missing from the description of works) is the alteration of a pair of French doors with side lights to a tripartite set of large format glazed doors within the same opening (the only loss of fabric being the brickwork below the two side light windows). This alteration is within a modern extension to the original part of the listed building, and it is not considered to cause harm to the building."

Therefore, while there are some reservations pertaining to the outbuilding, it is not considered harmful to the special character and appearance of the listed building or the conservation area. The conversion of the garage is also viewed to have no harm upon heritage assets, neither is the proposed replacement of the French doors with bi-fold doors.

Overall, the proposed plans are viewed to be modest additions to the property. The amount of built form proposed is relatively small and single storey throughout, so both the outbuilding and the small link extension can be considered subservient in appearance to the main dwellinghouse. Conservation did allude to the potential harm of further outbuildings which may be required following the conversion of the garage; this would not be a reason to refuse the current application and would need to be assessed on its own merits if this was to be applied for, but it is advice worth noting. The replacement of the garage door with floor-to-ceiling windows and the replacement of the French doors with bi-fold doors raised no concerns from conservation, although it is recognized by the case officer that this could be viewed to have a somewhat negative impact upon visual amenity due to the modernisation of an otherwise traditional appearing property. However, considering the lack of objections from conservation, modern appearing windows are not inherently a bad thing and can offer a nice contrast to a more traditional building style. These proposed windows/doors are therefore considered acceptable on visual amenity and heritage grounds.

Conservation have suggested conditions regarding joinery details for the new windows/doors in the main building and garage conversion, along with details of any new vents/flues required for the bathroom. These conditions will be included as part of the approval.

With the proposed conditions imposed, the proposal is not considered to negatively impact the special character and appearance of the listed building and the conservation area for the visual amenity of the area. The proposal is therefore considered acceptable on visual amenity and heritage grounds.

It is therefore considered, having regard to the points made above, that due regard has been given to the statutory duties set out within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the requirements of the National Planning Policy Framework (2023) and Policies 57 and 58 of the Core Strategy.

<u>Impact upon the North Wessex Downs National Landscape:</u>

The proposed extension will be read in context with the host dwelling and as there will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

Highways

It is acknowledged that the proposal would involve a garage conversion and would furthermore result in an additional bedroom on site. Although the loss of the garage is noted, it is considered that there is ample space at the front of the dwelling (on the hardstanding) for the required three parking spaces for the dwelling. As such there is no objection in parking terms and it is furthermore noted that the Highway Officer raised no objection in highway terms.

Conclusion:
There will be no negative impact to neighbour or visual amenity as a result of the proposed development. The proposal is therefore 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 and that of the NPPF (2023).

RECOMMENDATION:
Approve with conditions.

Conditions: (4)

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Existing Elevations and Plans *1267-01 Rev A*
- Proposed Elevations and Plans *1267-02 Rev B*
- Application Form

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

3 No works shall commence on site above slab level until details of all new external window and door joinery 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: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4 Prior to the commencement of any works above slab level, details of any vents/flues to be used in the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.