CASE OFFICER'S REPORT

Application Reference:	PL/2023/11090
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	16 April 2024
Case officer:	Jemma Foster

Site Address:	1 Manor Farmyard, Urchfont, Devizes, SN10 4BA
Proposal:	Installation of 2 new "Velux" roof lights in west-facing pitched roof, each measuring 78cm tall by 55cm wide
Recommendation:	Approve with Conditions

Policies

National Context:
National Planning Policy Framework (NPPF) Planning – revised December 2023
Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015:
CP1 – Settlement Strategy, CP2 – Delivery Strategy, CP3 – Infrastructure Requirements
CP7 – Spatial Strategy Bradford on Avon Community Area, CP12 - Devizes Community Area, CP57 – Ensuring High Quality Design and Place Shaping, CP58 – Ensuring the Conservation of the Historic Environment,

Urchfont, Wedhampton and Lydeway Neighbourhood Plan

Summary of Officer View
Urchfont Parish Council - Support

Wiltshire Council Conservation Officer: No objection

1 letter from the public has been received which makes the following comment:
The proposed installation of velux windows in the west facing elevation of 1 Manor Farmyard raises several questions. Firstly, the design of this property (when built) was subject to extensive consideration given the location of the property and impact on the village. In order to be consistent with the barns previously in their place, the design of the property did not include any windows in the roof and carefully considered the positioning of windows to the ground floor. The careful and comprehensive review taken at that time should be considered as part of this application. Secondly, the properties contacted to comment on this proposal are not impacted by it i.e. they do not overlook the proposed changes. Consultation should have included Beech House, Stanley House, Manor Farm etc. - these house owners have not been formally made aware of the application. Given the sensitivity to the village as a whole - a wider notification should be considered

Constraints:

The property is a modern new build that was built to appear as a barn conversion. The property lies in a conservation area and affects the setting of a number of listed buildings.

Relevant Planning History:
2012/0147/FUL - Demolition of existing farm buildings and redevelopment of the site with 19 No. dwellings and associated garages, parking and landscaping works – Approved 23/12/2013

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.

• Principle of development
• Impact on the scale and character of the area/existing dwelling
• Impact on the significance of heritage assets, such as listed buildings/conservation areas/archaeology
• Impact on neighbour amenity
• Highway matters – including road safety /Parking
• Drainage (SuDs for major developments)

Principle of development
The site is located within the limits of development of the large village of Urchfont where there is a presumption in favour of sustainable development and is in accordance with CP1, CP2 and CP12 of the Wiltshire Core Strategy.

Impact on the significance of the area and heritage assets, such as listed buildings/conservation areas
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” (s16 and s66).

Paragraph 205 of the NPPF states 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. ..This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

Paragraph 206 of the NPPF states that "Any harm to, or loss of, the significance of a designated heritage asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification."

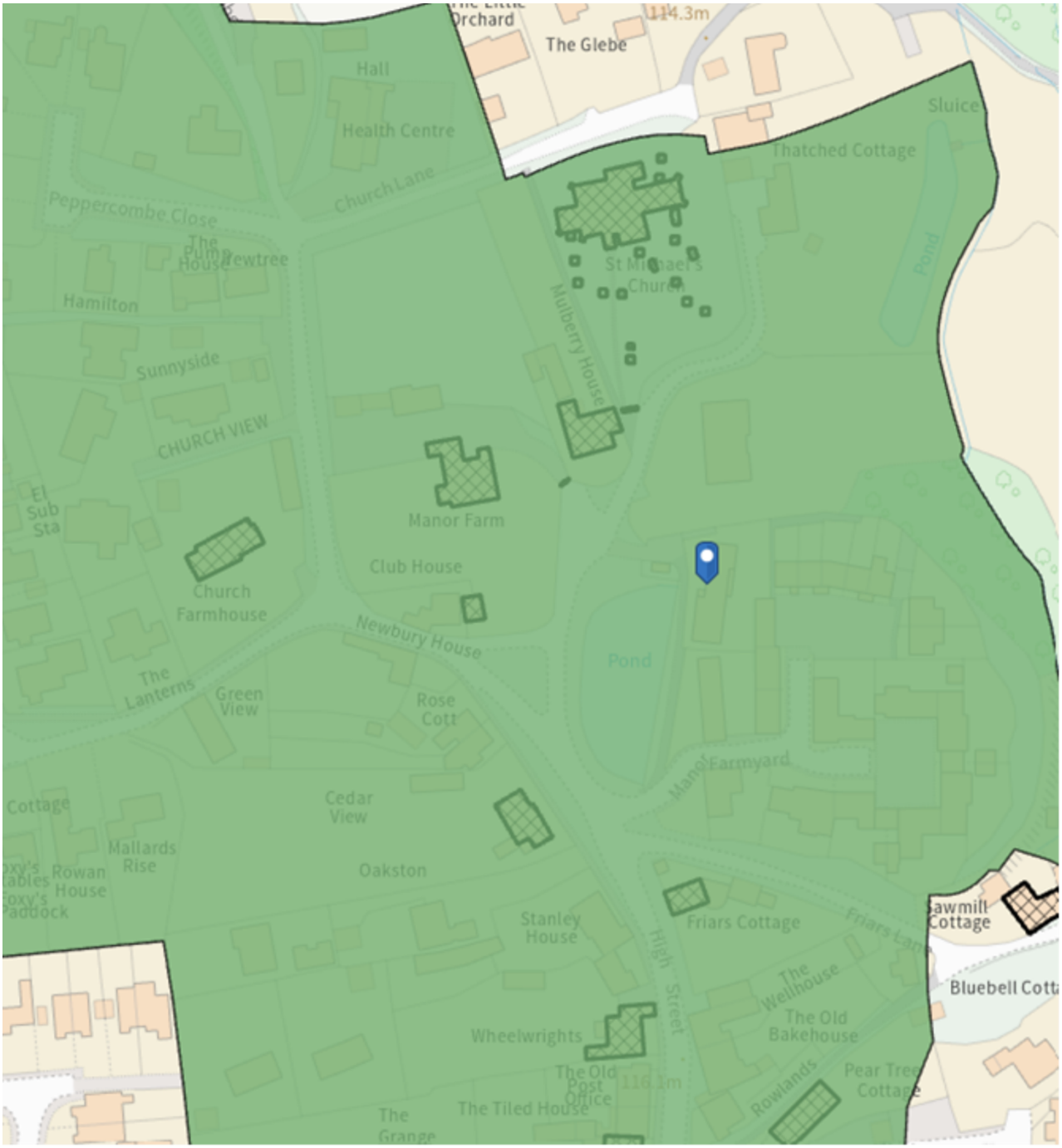
Paragraph 208 of the NPPF states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”

Core Policy 57 of the Wiltshire Core Strategy states: “A high standard of design is required in all new developments, including extensions… Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through… being sympathetic to and conserving historic buildings”

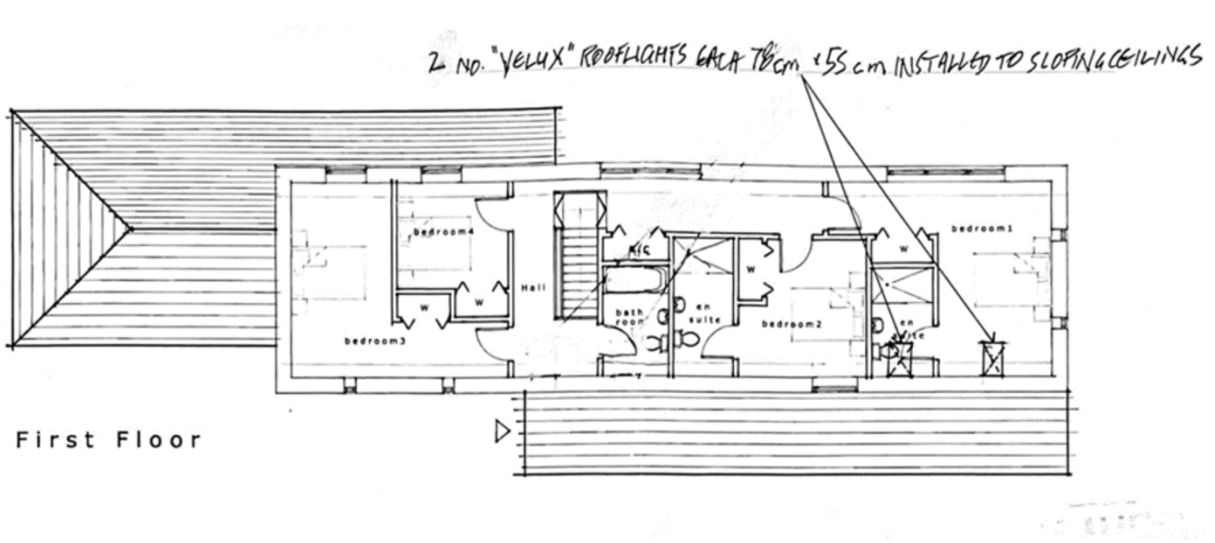
Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

Policy H2 of the Neighbourhood Plan confirms that support will be given to development proposal on appropriate sites which …. h) protect and enhance the landscape settings of the villages. Policy D1 confirms that development proposals would be supported where they respect the existing rural locality, reflect local distinctiveness, respect the character and appearance of the conservation area, conserve historic buildings and their settings. Policy BE1 ensures that the historic environment will be conserved and where possible enhanced.

The site is located in the conservation area shown in green and has many listed buildings within the immediate vicinity including Grade I and Grade II which are marked in black hatchings below.



The proposal sees the introduction of two roof lights to the front elevation (western) of the property to add light to an en-suite bathroom and bedroom 1.



The existing building can be seen in public views across the Pond Green which is a significant element of the Conservation Area. The applicant has provided evidence that there was likely to be a historic rooflight in this elevation and position which has been agreed to by the Councils Conservation Officer who considers the proposed development to have a neutral impact on the setting of the Conservation Area and the nearby listed heritage assets.

The Councils Conservation Officer was concerned with the original proposed 4 rooflights due to the pepperpotting of glazed openings in the front rooflsope of the building which can be publically seen which in turn would have an adverse impact upon the character and appearance of the conservation area and the setting of the listed buildings. As such there was an agreement to reduce the rooflights from 4 to 2 to reduce the clutter.

As such the proposal is considered to comply with the relevant criteria of CP57 and CP58, the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Neighbourhood Plan.

Impact upon neighbouring amenity

WCS CP57 requires proposals to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, etc.

The two proposed rooflights would be located on the western elevation and as such would not face onto an adjoining neighbour. Therefore no overlooking would occur from the proposed rooflights and the proposal would comply with the relevant criteria of CP57.

Other

Concerns have been raised regarding the consultation for this application. Immediate neighbours were notified via letter and a site notice was erected at the site. As such the correct consultation has been carried out for this application.

RECOMMENDATION: Approve with conditions

Conditions: (2)

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

Location Plan received on 20th December 2023, Velux Window Image received on 12th January 2024, Proposed Elevations and Sections (drw 2 Rev B) received on 27th March 2024 and Proposed Floor Plans (Drw 3 Rev A) received on 27th March 2024.

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

2 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.