



Poulsom Architectural Design and Planning Services

Planning and Heritage Statement for 5 Grove Road, Sherston, Wiltshire, SN16 0NF

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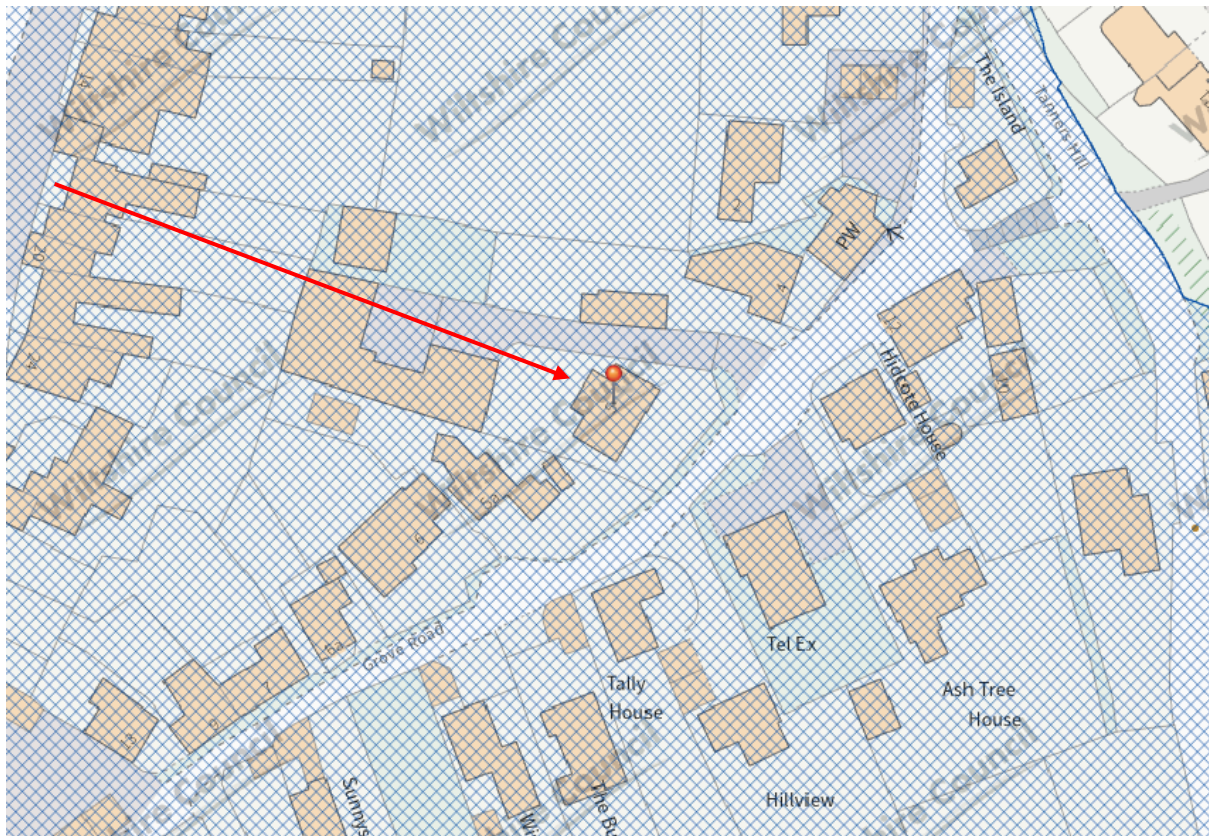
1.0 Introduction and Background

- 1.1 This Planning Statement is prepared by Poulsom Architectural Design and Planning Services Limited on behalf of Mr. Palmer, the applicant and owner of the site. This statement should be read in conjunction with the submitted application forms and other supporting documentation.
- 1.2 The application site currently houses a 1960s detached chalet style bungalow to the front (east), and to the rear is a builders' yard, complete with associated outbuildings.



Map one: aerial image of 5 Grove Road

- 1.3 As indicated in the aerial photograph above, the application site is located in an established residential area in the village of Sherston.
- 1.4 The site lies within the village of Sherston, in the established residential area of Grove Road, within the Conservation Area (map two).



Map two: Sherston Conservation Area.

- 1.5 The site is located within the built up area of Sherston, within the Conservation Area and also the Cotswold National Landscape.
- 1.6 The application site measures 0.13ha and currently comprises a detached 1960s chalet style bungalow, and builders' yard with outbuildings to the rear.
- 1.7 The site is located within a residential area and the defined settlement boundary of Sherston (map three).



Map three: 5 Grove Road within Sherston settlement boundary

2.0 Relevant Planning History

IN RELATION TO THE APPLICATION SITE

- 2.1 The planning history check revealed that the site has no relevant planning history.

WITHIN THE LOCALITY

- 2.2 Within the vicinity, there have been various planning applications. Of particular interest is PL/2023/02336 which was approved on 17th May 2023 for the following:

“Proposed replacement garden room to existing ancillary outbuilding & material alterations”



Image one: approved outbuilding at no.4 Grove Road

- 2.3 The above image of the outbuilding/annexe at no.4 Grove Road. Whilst the aforementioned 2023 application was to extend this, it is important to highlight that the LPA concluded that this application did not cause harm to the Conservation Area.

3.0 Application Proposal

- 3.1 The proposal seeks full consent to demolish no.5 Grove Road and the buildings in connection with the yard, and construct three market houses, comprising 1 no.5 bed detached, and 2 no.3 bed semi detached, with all associated works.

4.0 Planning Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan. It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within Planning Practice Guidance (PPG).
- 4.2 In the case of the proposed development, the Wiltshire Core Strategy (adopted January 2015) (WCS) is the development plan. The relevant development plan policies engaged in determining this planning application are:
- CP1
 - CP2
 - CP13
 - CP51
 - CP57
 - CP58
- 4.3 The key paragraphs of the NPPF are 8, 11, 78, 79, which relate to the delivery of housing and 207 and 210, which cover the historic environment.

PRINCIPLE OF DEVELOPMENT

- 4.4 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outlines the Council's adopted strategy which identifies settlements where additional sustainable residential development should take place to improve the lives of all those who live and work in Wiltshire. Under CP13 Sherston is identified as a 'Large Village' in policy terms.

CP2 states that 'within the limits of developments, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages'.

The policies map (map three) demonstrates that the application site is within the settlement boundary for Sherston. Therefore, the principle of development is established, subject to other matters including design, layout, as well as impact on the Conservation Area and the Cotswold National Landscape.

BROWNFIELD LAND

- 4.5 The application site has been used as a Builder's Yard for at least 25 years which falls into the category as 'previously developed' or brownfield land. There are various policies within the NPPF which support residential development on brownfield land and therefore this will be reviewed.

- 4.6 The NPPF requires LPAs to utilise a full range of planning tools available, including brownfield registers, and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. (paragraph 39).
- 4.7 Paragraph 73 of the Framework confirms that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and that LPAs should promote the development of a good mix of sites, including identifying land through brownfield registers (criterion a).

BROWNFIELD REGISTER

- 4.8 The application site has not been formally put forward to the Spatial Team at Wiltshire Council due to the applicant's timeframe. Therefore, the application will be reviewed against the criteria for sites to be added to an LPA's brownfield register.
- 4.9 Regulation 4 of The Town and Country Planning (Brownfield Land Register) Regulations 2017 establishes set criteria for which land can be brought forward and submitted for acceptance onto the LPA Brownfield Register.

FIVE YEAR HOUSING LAND SUPPLY

- 4.10 Wiltshire Council can only demonstrate a supply of 2.03 years. Under these circumstances, the decision-taking criteria contained in paragraph 11 of the Framework are engaged.
- 4.11 Given that the Council's housing delivery policies can be considered out of date, the 'tilted balance' is to be applied under the provisions of paragraph 11(d) of the National Planning Policy Framework. This requires LPAs to grant consent without delay unless:
- i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.12 The application for the demolition of the chalet bungalow and outbuildings would be a heritage gain compared to the current appearance of the site. The proposed dwellings have taken design cues from the locale and have a Cotswold style, reflective of both the Conservation Area and the Cotswold National Landscape.

When considering the proposal in the tilted balance, there are no adverse impacts which would demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. The site is in a location with potential to affect assets of particular importance (heritage assets) as listed within Footnote 7 but, no clear reason to refuse the development has been identified, alongside the benefit of approving the erection of three new dwellings and removing the unsympathetic outbuildings and 1960s chalet.

- 4.13 The proposal accords with the two criteria of Paragraph 11(d) of the NPPF and therefore the principle of development is acceptable.

SUSTAINABLE DEVELOPMENT

- 4.14 The NPPF has three overarching objectives of sustainability which are interdependent and need to be pursued to allow opportunities to be taken to secure net gains across each of the different objectives.

The proposal will fulfil a social role by helping to diversify the housing mix, to meet existing and future demands and therefore promotes social cohesion. Housing development contributes to forming a strong, competitive economy through the jobs that are created throughout the construction period. As such, the development performs an economic role.

The scheme seeks to diversify and evolve property within the existing built up village and therefore will help, albeit in a small way, mitigate the need for expansion into parts of the open countryside and therefore fulfils an environmental role.

- 4.15 The NPPF requires planning policies and decisions to make effective use of land (chapter 11). Given the constraints on the site and the LPA's lack of a 5-year housing land supply, it is concluded that the proposal makes efficient use of land in a sustainable location.

DESIGN AND LAYOUT

- 4.16 The application site comprises a detached 1960s chalet bungalow of a design typical of its era. To the rear, there is a builder's yard with outbuildings having a commercial appearance.

The proposed dwellings comprise low eaves with gablettes, typical of the Cotswold style. The proposed materials are reconstructed stone of which there is an abundance within the immediate vicinity and wider Conservation Area.

- 4.17 There are examples of recent development (including PL/2023/02336) within the Conservation Area which do not accord well with the general design and characteristics. However, the application rationalised as according with the NPPF, CP57 and CP58, due to the proposed palette of materials and their presence already in the streetscene. It was concluded in the Officer Report that *"the proposal would assimilate well to the existing outbuilding as well as it's immediate surroundings."*

HERITAGE

- 4.18 Section 16 of the NPPF, 'Conserving the Historic Environment', sets out the ways in which the historic environment is to be protected, whilst also ensuring that assets are preserved. Under paragraph 207 of the Framework, applicants are required to detail the significance of the heritage asset, in a level of detail that is proportionate to the assets' importance.
- 4.19 The application site is located within the Sherston Conservation Area which was first designated as such in 1973. The Conservation Area also benefits from a Character Appraisal.

- 4.20 Grove Road is grouped with Noble Street and Tanners Hill, within the Character Appraisal, with commentary detailing some good examples of restored eighteenth century cottages, and a range of materials present to include artificial stone, colour washed-render, original sash windows and uPVC casements. The Appraisal confirms that this part of the Conservation Area has potential for infill development.
- 4.21 Paragraph 207 of the NPPF requires an applicant to describe the significance of any heritage assets affected, including the contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.22 Sherston became a suitable location for the milling industry and is mentioned in the Domesday Book of 1086. Despite various industries coming and going throughout the centuries, Sherston has retained the historic core of the village, centred around the High Street and Cliff Road.
- 4.23 CP58 requires proposals to protect, conserve and where possible enhance the historic environment. The proposed development will be an uplift in design quality compared to the current structures and appearance of the site and therefore accords with the requirements of CP58.

COTSWOLDS NATIONAL LANDSCAPE

- 4.24 The Cotswold AONB Management Plan 2018-2023 requires proposals that are likely to impact on the local distinctiveness to have regard to, to be compatible with and to reinforce the local distinctiveness, including a design which respects the local building styles and materials. The proposal has considered the qualities of the AONB, alongside other designs and building styles approved by the LPA. Therefore, the scheme adheres to Policy CE3 of the AONB Management Plan.

PARKING

- 4.25 Table 7.1 of the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy requires proposals to provide two parking spaces for three bedroom units and three parking spaces for four bedroom units. This has been met and is indicated on the submitted block plan (dwg. No 334/101 Rev C).

5.0 Conclusion

- 5.1 This application seeks full planning consent for the erection of three dwellings within the built up area of Sherston.
- 5.2 It has been demonstrated how the proposal accords with relevant policies of the development plan and other material considerations, such as compliance with the NPPF, which weigh in favour of the development.
- 5.3 In light of the foregoing, and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 14 of the Framework, permission should be forthcoming for the development proposed.