

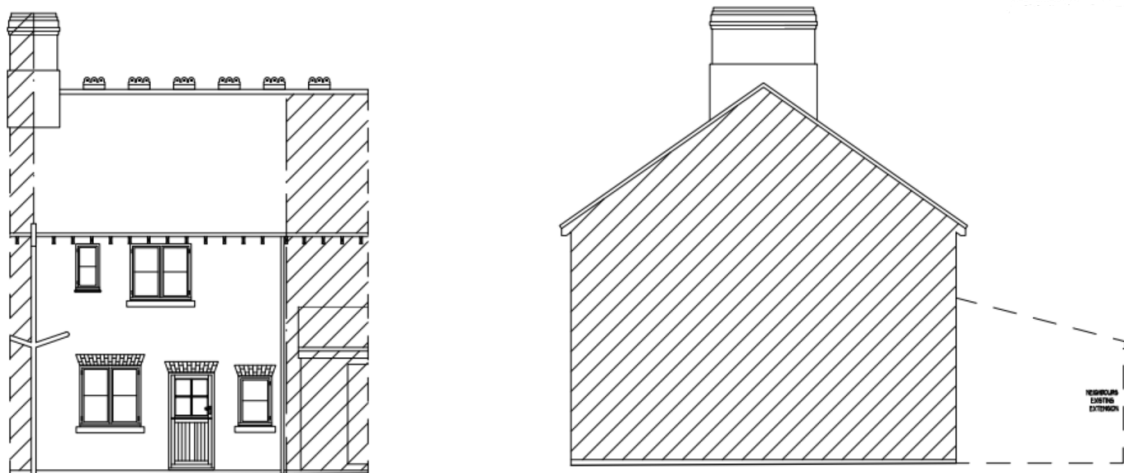
# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2026/02073                                                        |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                      |
| <b>SITE ADDRESS:</b>            | Redbrick Cottage, 2 Bowden Hill, Lacock, SN15 2PW                    |
| <b>DEVELOPMENT DESCRIPTION:</b> | Rear single storey ground floor extension with internal alterations. |
| <b>RECOMMENDATION:</b>          | That Planning Permission be GRANTED                                  |

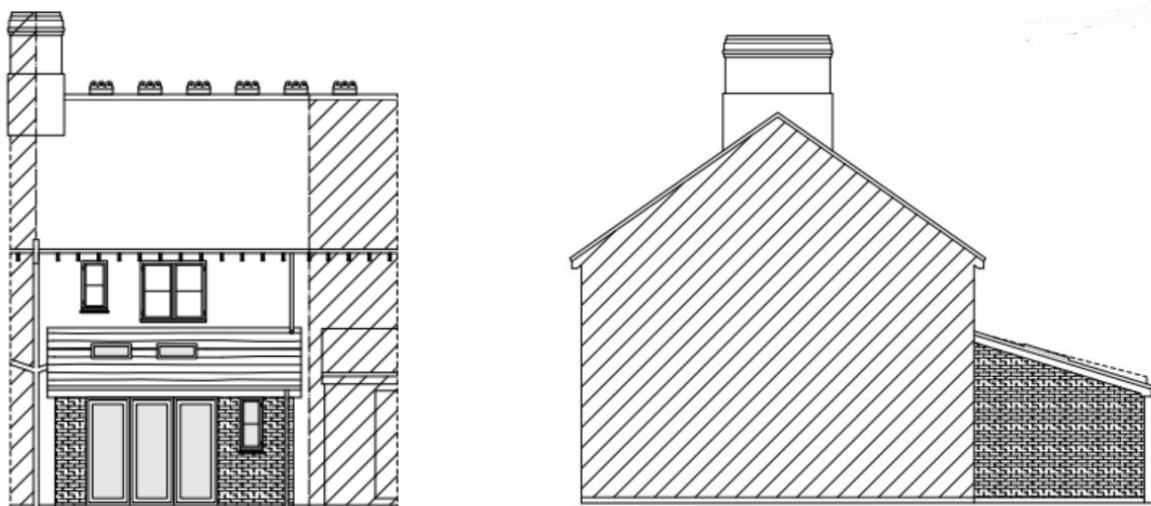
## PROPOSAL

The proposal seeks planning permission for a single storey ground floor rear extension with associated internal alterations. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the property, together with the proposed appearance subject to the proposed works:



Existing rear and side elevation (dotted line denotes neighbours existing rear extension)



Proposed rear and side elevations

The extension would not be built across the entire width of the property and would be stepped in from both side boundaries, with the overall appearance being akin to the single storey rear extension that is already in-situ at No.3 nextdoor. The proposed works would enable an extension to the existing kitchen/diner, also incorporating a ground floor shower room and WC. The extension would feature a sloping roof of broadly similar height to the neighbouring property's extension, positioned just beneath the existing first floor windows above and incorporates 2 flat rooflights. In terms of fenestration, it is proposed to include triple bi-fold doors to the rear elevation with a single slim casement window adjacent, whilst no fenestration is proposed to either side elevation.

The extension would be constructed from red brick to the external walls, with Breckland brown mini stonewold concrete tiles to the sloping roof and UPVC windows and aluminium bi-fold doors.

During the course of the application, amended plans were received to revise the width of the extension across the rear façade. It is upon those revised plans that the decision is based.

## **SITE DESCRIPTION/CONTEXT**

The site known as Redbrick Cottage is a two storey mid-terrace dwellinghouse within a terrace of 4 properties known as 1-4 Bowden Hill on the outskirts of Lacock, within the Bowden Hill Conservation Area. The properties form a linear arrangement fronting the road on the corner of the junction where Bowden Hill meets Forest Lane. Redbrick Cottage is classed as No.2 (second dwelling from the right when viewing from the road) in the terrace. The property is located in a largely rural location with views of open countryside and agricultural land to the front and rear of the property, and benefits from a generous rear garden. The property is constructed from redbrick with plain clay tiles to the roof and UPVC windows and doors. The surrounding area is rural with a number of residential properties in the vicinity, with the properties forming the terrace of 1-4 Bowden Hill being of similar appearance and matching construction materials to the application site, with further dwellings forming Bewley Crescent situated to the north-west, which are of varying appearances and construction materials. Public Right of Way LAC034 is located approximately 36m south of the rear boundary.



Site photo with Redbrick Cottage denoted by red arrow (Image from Google Streetview July 2024)

The application site is subject to the following planning policy constraints:

- Countryside Character Area – Avon Vales
- Bowden Hill Conservation Area
- Negligible risk from groundwater flooding
- Public Right of Way LAC034

## PLANNING HISTORY

| Proposal / Summary                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| N/01/00654/FUL - Full planning permission Decision - Refused Date: 25/4/2001 – TWO STOREY REAR EXTENSION                                   |
| N/97/01889/CAC - Demolition in a conservation area Decision - Unknown Date: 9/1/1998 – DEMOLITION OF OUTBUILDING DEMOLITION OF OUTBUILDING |
| ENQ/2026/00395 - PD Enquiries Decision - PD Rights Intact Date: 6/3/2026 – PERMITTED DEVELOPMENT RIGHTS CHECK ONLY                         |

## RELEVANT POLICIES AND GUIDANCE

### Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development

### Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

### The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment

### The Planning Practice Guidance

### National Design Guide

## ISSUES

- Design and Impact upon the character and context of the area
- Heritage
- Amenity
- Public Rights of Way

## CONSULTATION RESPONSES

Lacock Parish Council: No objection.

## REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice placed at the application site, however no representations have been received.

## ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

### Design and appearance

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development, whilst Section 12 of the NPPF expects a good standard of design, whilst Section 15 details conserving and enhancing the natural environment.

The proposed development will alter the rear facade and result in a clearly increased built form. The extension incorporates a sloping roof which respects the first floor windows above

and would not impede or obscure their outlook. The proposed built form and appearance of the extension is considered proportionate to the building, presenting as sympathetic and subordinate to the host property, further integrated through the use of matching construction materials that reflect the established character and appearance of the dwelling. Furthermore, given that the property forms part of a terrace of dwellings, the proposed scale and built form of the extension is not considered to result in a cluttered or overdeveloped appearance to the rear façade, respecting the existing proportions of the property and its boundary given that the extension would not be built across the entire breath of the rear facade. The overall design and scale of the proposed works are not considered to give rise to unacceptable visual impact and are regarded as sympathetic to the dwelling's established character and appearance, as well as the surrounding area.

Overall, by reason of the scale, design and materials used, the proposed extension is considered compatible with, and complementary to, the character of the existing building and the wider locality. The development is not considered to result in an incongruous or overdeveloped appearance, whilst the use of matching materials enables the development to align with the existing character and appearance of the main dwelling. Therefore, the development is deemed to comply with CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and section 12 of the NPPF.

### Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: '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, where appropriate, securing its optimal viable use', whilst Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

The property is located within the Bowden Hill Conservation Area. Whilst the principal elevation is visible from the main road (as are the rest of the terrace of properties forming 1-4 Bowden Hill), the rear of the property remains largely screened from public view due to its positioning within the terrace and the surrounding neighbouring boundaries. However, the property does present as a prominent building within the streetscene.

The proposed development would be contained within the residential curtilage of the property and are confined to the rear of the dwelling, ensuring that the established pattern of development along the street frontage remains unaltered. The extension is a modest, single storey addition of limited overall height and built form, with the scale and siting ensuring that it reads as subordinate to the host building and does not compete with or detract from the architectural interest of the existing dwelling or the wider conservation area.

Given its rearward location, the proposed extension would be largely concealed from public vantage points within the surrounding area and wider streetscene. While it is acknowledged that the Bowden Hill Conservation Area boundary terminates at the rear boundary of the site, any potential views of the proposed works from beyond this boundary, including from Forest Lane, would be limited. Existing boundary planting and established hedgerows to the rear of the site, together with roadside vegetation along Forest Lane, provide an effective visual buffer and would significantly screen the extension when viewed from these locations.

Overall, it is considered that the scale, design, use of materials and positioning of the development is considered to preserve, and cause no harm to, the character and appearance of the Bowden Hill Conservation Area and would not interrupt views into or out of the designated area. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

### Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The property forms part of a terrace of 4 dwellings of 'Bowden Hill', with No.1 situated to the west and No.3 situated to the east. The rear extension is proposed to be a modest single storey, ground floor extension which would not extend across the whole expanse of the rear façade, being stepped in from both side boundaries. The overall appearance would be similar

in scale and built form to that already in situ at No.3. Whilst introducing additional bulk and mass to the rear elevation, the sloping roof helps to reduce the overall height and dominance of the extension, given the breadth of the proposed extension and the proximity to the neighbouring boundaries. The only fenestration that is proposed is looking inwardly towards the rear amenity space, as opposed to overlooking neighbouring boundaries. Given the limited height of the structure, it is not considered to result in loss of light or overshadowing, with the sloping roof reducing a degree of massing when observed from the neighbouring properties. Whilst the extension is stepped in from the side boundaries, this helps to mitigate against any resulting overbearing effects to the both No.1. and No.3.

Therefore overall, it is considered that there is sufficient distance to the boundaries to help mitigate against any overbearing effects resulting from the proposal. Taking into account the height, scale and positioning of the extension, it is considered that the works will not result in unacceptable impact on neighbouring amenity, nor it is expected to result in unacceptable loss of light or overshadowing. No objections have been received by neighbouring properties, therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

#### Public Rights of Way

Transport implications are a key factor in assessing planning applications and proposals must demonstrate that there is safe and suitable for all users, including pedestrians, including protection and enhancement of public rights of way and active travel routes.

WCS Core Policy 60 seeks planning developments in accessible locations, whilst also mitigating the impact of developments on transport users, local communities and the environment. WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance.

The proposal is for a ground floor extension to a domestic property, with the works wholly contained within the residential curtilage. In close proximity to the site is Public Right of Way LAC034, which runs approx. 36m south-east from the rear boundary of the application site. Given the proposed works are contained within the residential curtilage, it is considered that the development will not obstruct, divert, or otherwise impede access along the route. The proposed works do not encroach upon the definitive line of the right of way. Adequate separation is maintained to ensure the continued safe and convenient use of the path. As such, the proposal is considered to have no adverse impact on the public right of way or its users.

Therefore, it is considered that the proposed development will not result in unacceptable impacts to existing access arrangements and the highway, nor will the proposal affect or affect or impede the right of way. The application is therefore in accordance with WCS Core Policy 60 and 61.

#### Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

## **CONCLUSION**

The proposed development, by reason of its scale, design and use of materials, is considered to enable a sympathetic and subservient addition which does not result in unacceptable visual impact to the main dwelling, its setting or the surrounding area. Furthermore, the proposed works preserve, and cause no harm to, the setting of the Bowden Hill Conservation Area, given that the works are to the rear of the property and predominantly obscured from view on approach from within the Conservation Area. Additionally, the proposed development is not considered to result in unacceptable residential impact to the adjoining neighbours, whilst it is also not considered to result in adverse impact on the public right of way LAC034 or its users.

The development is therefore considered to comply with Sections 12 and 16 and other relevant provisions within the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 57, 58, 60 and 61 of the Wiltshire Core Strategy, together with the Wiltshire Design Guide.

As such, the application is recommended for approval, subject to the conditions set out below.

## **RECOMMENDATION: That Planning Permission be GRANTED subject to 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 and documents:

Location Plan received 27.03.26

0218/26 B – Proposed Floor Plans, Elevations and Block Plan received 01.05.26

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