

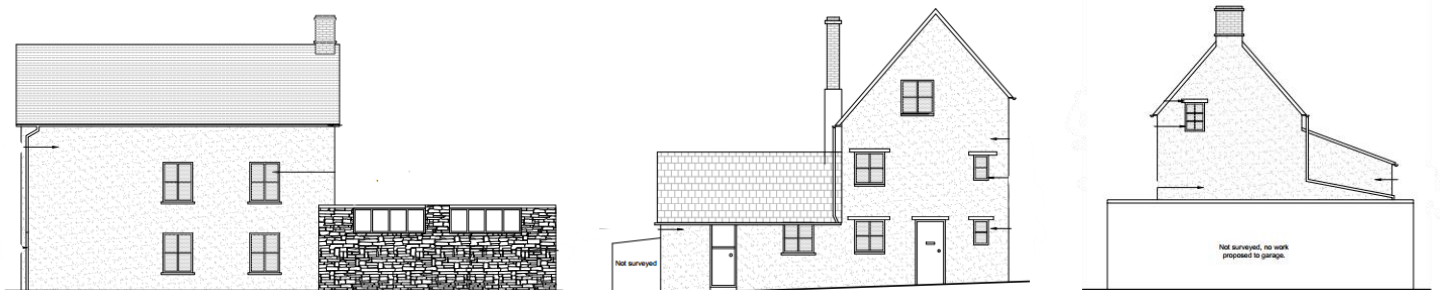
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04710
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Tanners Hill, Sherston, Malmesbury, SN16 0NB
DEVELOPMENT DESCRIPTION:	Retrospective application for external refurbishment including removal of render to expose and repoint Cotswold stone with lime mortar, installation of timber lintels, replacement of a section of PVCu downpipe with aluminium, and replacement timber double-glazed casement windows.
RECOMMENDATION:	That Planning Permission be GRANTED

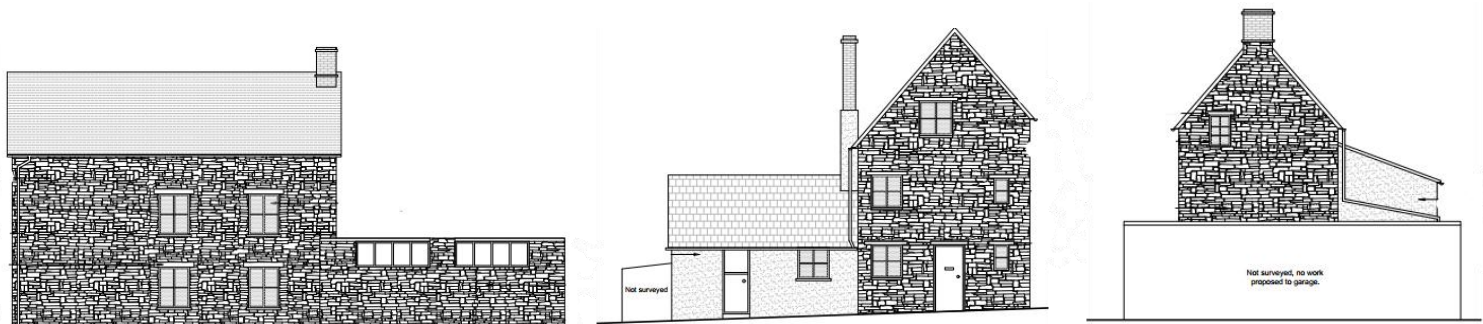
PROPOSAL

The proposal seeks planning permission for the retention of external refurbishment to the building including the removal of render to expose Cotswold stone beneath, repointing with lime mortar, the installation of timber lintels, the replacement of a section of PVCu downpipe with a heritage aluminium downpipe and replacement of timber double-glazed casement windows. The application is submitted using Householder application forms.

The extracts below demonstrate the works which have been undertaken to the property:



(L-R) Existing East, South and North Elevations



(L-R) Proposed East, South and North Elevations

The works undertaken to the property include the removal of the rendered finish to the entirety of the east elevation, alongside the gable ends to the south and north elevations (with it noted that the more modern, single storey section to the building visible from the south and north elevations would retain the rendered finish). This enabled the exposure of the stone walls across the building and to enable repointing with lime mortar.

The existing modern PVCu downpipes have been replaced with heritage aluminium downpipes on the east elevation. Due to deterioration, the existing lintels have been replaced with oak lintels to windows across the east, south and north elevations which are of comparative size to the existing.

Additionally, double glazed timber casement windows have replaced existing windows across each elevation, maintaining the same size and profile as the existing units and not resulting in additional or enlarged openings.

SITE DESCRIPTION/CONTEXT

The site known as 5 Tanners Hill is a detached dwellinghouse located along Tanners Hill within the village of Sherston, and also within the Cotswolds National Landscape and Sherston Conservation Area. The building occupies a prominent and exposed position just over the bridge crossing the River Avon. The property is positioned in close proximity to the main road, featuring an intervening dwarf stone boundary wall directly in front of the principal elevation. A single storey flat roof garage is positioned to the side of the dwelling and remains finished in the original stone, and projects forward within its setting in comparison with the main building. The main building was finished in white render to the external walls, with timber casement windows with single glazing. The surrounding area displays a variety of built form, predominantly detached buildings, which have been finished in stone.



Google Streetview Images Sept 2023



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

- Sherston Conservation Area
- Cotswolds National Landscape
- County Wildlife Site - Bristol Avon River
- Flood Zones 2 and 3
- Groundwater Emergence - risk of groundwater flooding to surface and subsurface assets

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

Sherston Neighbourhood Plan

- No specifically applicable policies, but objective 2 of the plan seeks to conserve heritage assets and the Cotswold National Landscape through the use of sympathetic materials and high quality design.

Cotswolds National Landscape Management Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies

Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy P3: Living Conditions and Pollution
- Policy L2(d)(ii): Making Effective use of Land

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area and landscape impact
- Heritage Impact
- Residential Amenity
- Drainage and Flood Risk

CONSULTATION RESPONSES

Sherston Parish Council: No objection –

Supporting on the condition that the applicant uses materials that are in character and sympathetic to the conservation area and architectural character of the property and village

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site. Several letters of representation were received, with their comments summarised below:

- This is a Cotswold stone area so the stone works are in keeping with the area. certainly more-so than render.
- Stone work left exposed shows how the house has evolved over the centuries and can be of architectural interest.
- The exposed stonework will greatly enhance the visual quality of the building and will better match the surrounding properties
- The removal of the old render and the now exposed stone facade have considerably improved the view on Tanners Hill
- The proposed works will represent a significant improvement
- The proposals will make a very positive contribution to the appearance of this part of Tanners Hill and complement the surrounding properties.
- Revealing the local stone and using lime mortar will bring the house back into line with the neighbouring properties and with the traditional building methods that define the village
- I strongly support this application on the grounds that it will significantly improve the appearance of the property within the Sherston Conservation Area

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 Impact upon the character and context of the area and landscape impact

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.

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

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.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Whilst a site visit wasn't conducted to the application site, sufficient information within the application alongside accompanying photographs has enabled a thorough assessment of the proposal.

The proposal does not propose any increase in footprint to the existing building, with the main aim of restoring the building to its original appearance with the removal of the existing render. The removal enabled the exposure of the stonework beneath and is considered to be a

positive intervention that would enhance the appearance of the building. Given the site's prominent position within the village, the reinstatement of the stone façades would better reflect the traditional building materials characteristic of the area and would reinforce the established local vernacular. The proposed repointing of the exposed stonework using a lime mortar finish is also considered appropriate and acceptable. Lime mortar is a traditional material that is sympathetic to the age, character and construction of natural stone buildings, and its use would ensure a cohesive and authentic appearance whilst allowing the stonework to remain visually prominent.

The proposed replacement oak lintels and timber window units are considered acceptable and would not give rise to any adverse visual impacts. Collectively, these aspects would represent a sympathetic enhancement to the external appearance of the building, utilising traditional materials that are more reflective of the building's age, character and architectural form. The timber casement windows and oak lintels would therefore integrate successfully with the host dwelling and contribute positively to its overall appearance. Importantly, the replacement windows would be installed within the existing openings, with no enlargement or alteration to the established fenestration proposed.

Furthermore, the replacement of the existing PVCu rainwater goods with a heritage-style aluminium alternative is considered a positive improvement. These materials would be more in keeping with the age and character of the dwelling and would contribute to a more cohesive and authentic appearance.

Given the site's location within the Cotswolds National Landscape, consideration must be given to the effect of the proposed works on the area's scenic beauty and special qualities. The proposed development is limited to alterations to the external elevations of the existing dwelling, which is situated within the established built form of the village rather than in a more exposed edge-of-settlement location. Whilst the proposals would alter the appearance of the building, they are not considered to result in any adverse impact upon the character, scenic beauty or visual qualities of the designated landscape. In particular, the removal of the existing render to reveal the stonework beneath would reinstate a material which is more closely associated within the local vernacular, thereby enhancing the building's appearance and contributing positively to the character of the village and its wider setting and as such, the proposal is considered to conserve the natural beauty of the Cotswolds National Landscape.

Overall, the proposal is therefore considered to preserve and enhance the character and appearance of the main building and the wider street scene, resulting in a form of development that is sympathetic to the established character and appearance within the surrounding area. Collectively, the proposed alterations are considered to respect and enhance the character of the building through the introduction and exposure of high-quality, sympathetic materials and detailing which enables the main dwelling to further integrate and align within the surrounding built form and overarching character and appearance of the street scene, as well as helping to conserve the visual appearance and integrity of the designated landscape setting. Therefore, the proposal is considered to comply with WCS Core Policies CP51 and CP57, policies CE1, CE4 and CE6 of the Cotswolds National Landscape Management Plan and the relevant provisions within the NPPF.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The application does not seek to extend the existing footprint of the building, with the main works centred around the external materials of the existing building and the fenestration. The removal of the external render to reveal the stone beneath is considered a positive intervention which helps revert the building back to its original appearance, which is more akin to the overarching character within this location in the Sherston Conservation Area, given that the surrounding built form within the area predominantly features natural stone for external construction materials. It is acknowledged that the property occupies a relatively prominent and exposed position within the throughfare of this section of the village, with the lack of boundary treatments enabling the building to be fully read.

Given the building's prominence within the street scene, the reinstatement of its traditional appearance is considered to represent a positive enhancement to its contribution to the character and appearance of the Sherston Conservation Area. The removal of the render to reveal the original stonework would better reflect the historic form of the building, reinforcing local distinctiveness and strengthening its relationship with the established character of the village. As a result, the property would integrate more successfully within the surrounding area. Furthermore, the proposed oak lintels, timber-framed windows and heritage-style rainwater goods are considered to be sympathetic additions that reflect the architectural character of the dwelling.

It is also acknowledged that Grade II listed 15 Thompsons Hill is situated south of the application site. Given the settlement pattern, the position of the application site in relation to No.15 is not considered to result in unacceptable visual impact or harm to the setting of the heritage asset as there is adequate separation distances between the properties. The return to a more traditional and sympathetic appearance of the main building would be considered to enhance the appearance of the surrounding area, and would not intervene with how the listed building is viewed and observed within its setting.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Residential 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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

The properties in close proximity to the application site are Kingfisher Cottage to the south and The Old Tannery to the east. The application does not propose an increase in footprint, thereby the existing separation distances between the properties will be respected. Whilst alterations are proposed to the fenestration, no additional or enlarged openings are proposed which would increase the opportunity for overlooking or loss of privacy to nearby occupiers. The property will also not appear more prominent or overbearing as a result of the exposure of the natural stone beneath the render, and would not result in unacceptable visual amenity to the surrounding properties.

Overall, the proposed works are not considered to result in loss of light, overbearing effects or loss of privacy. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

The application site lies in close proximity to the River Avon, which runs south of the site, with a risk of groundwater flooding to surface and subsurface assets. The application doesn't seek to extend or alter the existing footprint of the dwelling, thereby not resulting in an increase to impermeable surfacing within the application site. As such, the development would not alter existing drainage patterns and is not considered to increase the risk of flooding on or off site.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions within the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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 is considered sympathetic to the main building and the surrounding area, helping to preserve and enhance the character and appearance of the main building and the surrounding area, as well as the overarching character of the Sherston Conservation Area. The proposed works would enable the property to return to its original appearance and would not result in unacceptable visual impact to the vicinity. Furthermore, the proposed works help to conserve the visual appearance and integrity of the Cotswolds National Landscape, and would not result in unacceptable impact to the residential amenity of neighbouring occupiers. Therefore, the proposal is considered to comply with WCS CP51, CP57, CP58 and CP67, policies CE1, CE4 and CE5 of the Cotswolds National Landscape Management Plan and the relevant provisions within the NPPF.

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

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:

P10419-P-100 – Location and Block Plans received 27.06.26

P10419-P-201 – Proposed Plans and Elevations received 27.06.26

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