

CASE OFFICER'S REPORT

Application Reference:	17/12426/FUL & 18/00162/LBC
Site Address:	Reddish House, South Street, Broad Chalke, Wiltshire, SP5 5DH
Date of Inspection:	19/01/18
Date site notice posted:	19/01/18
Date of press notice:	N/A

POLICIES

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Section 7 Requiring good design
Section 11 Conserving and enhancing the natural environment
Section 12 Conserving and enhancing the historic environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 24 Southern Wiltshire Community Area
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment

RELEVANT PLANNING HISTORY

N/A - Although the site has an extensive planning history, it is considered that there is no recent planning history that has relevance to these applications.

ISSUES

- Principle of development
- Design, scale and impact on the listed building
- Impact to the Conservation Area and AONB
- Highway safety
- Ecological Impact

REPRESENTATIONS

Broad Chalke Parish Council – Objection with comments stating:

It was resolved to object to the application, but only in respect of one aspect of it, namely the proposal for additional parking on the North side of South Street. The Objections to this aspect of the application are (1) that there is poor visibility for vehicles exiting that parking area, thus causing danger to other road users, and (2) that turning this area into car parking amounts to

urbanisation of rural land, especially where that land has iconic views down to the River Ebble. All other aspects of the application were approved by the Broad Chalke Parish Council.

W.C Highways – No objection subject to conditions

W.C Conservation – No objection subject to conditions

W.C Ecology – No comments received

Third Party Representations – 2 x Letters of objection with comments stating:

Letter 1:

We believe it would pose a significant road safety risk to attempt to use the existing garden access for vehicles entering/exiting the proposed guest parking in the water garden to the north side of South Street. This access is currently solely used for garden purposes, it is well below the level of the road and being on a slight bend, the vision splays to left and right do not come up to statutory guidance. It would therefore be highly dangerous to all road users to attempt to change and intensify the use of this garden access. In addition the water garden was created by Cecil Beaton to enhance the property. Reddish House is a listed property and we feel it is totally incongruous to try and create four gravel car parking spaces on an area of open ground leading down to the River Ebble within the conservation area. There is also the increased possibility of pollution occurring to the watercourses from any parked vehicles on this area.

Letter 2:

We share the concerns which have been expressed as to both the safety and aesthetic considerations of positioning car parking in the water garden area to the north of South Street. It would be unfortunate to add a new entry for multiple guests' vehicles at that point in the road, which is on a curve, and in any event would surely mark deterioration in the visual appearance of that part of the village.

ASSESSMENT

The application site is a grade II listed building with a large residential curtilage which includes a parcel of land adjacent to the site. Planning permission and listed building consent is required to remove the existing Winter Garden conservatory and erection a new structure; carry out various alterations that include the altering of a sash window in the east wall to become a doorway and a new opening at first floor level in the east wall for a casement window. Other works proposed are a series of internal works to various rooms within the building; the remodelling of the existing car parking area and; the creation of a new parking area on the parcel of land adjacent to the dwelling. The dwelling is located within the Broad Chalke Conservation Area and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting. 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.

The design of the replacement structure to the Winter Garden is a traditional masonry structure constructed with flint, rubble and dressed stone matching the materials of the historic building. In the opinion of the case officer, whilst the replacement structure on the rear elevation of the dwelling will increase the footprint, the replacement building will be more in keeping with the setting of the listed building and therefore, is considered to be acceptable in planning terms. Comments received from the Council's Conservation Officer raised a concern in respect to the wooden pens at attic level being altered that were used for fighting cocks. An amended drawing has been submitted to the Local Planning Authority by the agent showing that these pens will not be altered. Other works proposed as part of these applications have raised no objection subject to conditions being attached to any consent.

Further works include the remodelling of the existing car parking area, the removal of the parking forecourt at the front of the house with the introduction of traditional formal gardens and borders. The existing forecourt in front of the former Coach House is to be retained for family parking with the creation of an additional informal parking area using the existing access located on the land adjacent to the dwelling house. This will also include the erection of cob walling to enclose the car parking area. Comments received from the Council's Highway's Officer raise no objection to the proposal based on the fact that an existing access to this parcel of land is to be used. Comments received from the Parish Council and members of the public object to this element of the proposal on the grounds of highway safety and urbanisation of a rural parcel of land.

Whilst these comments are noted, based on the terms of the NPPF, the 'harm' to the listed building as stated within the NPPF is considered to be less than substantial. With the comments received from the Council's Conservation Officer raising no objection to the creation of an additional parking area on the adjacent rural land and no objection raised to this element of the scheme by the Council's Highways Team, the public benefit arising from the continued residential use of the listed building, the surrounding area subject to the extended car park, and the appropriateness of the development now proposed in this use context, outweighs the less than substantial harm observed.

It is considered that the proposed works to the dwelling house and surrounding area will not have any significant detrimental impact to the special character of the Conservation Area or to the wider AONB that would warrant the refusal of planning permission and listed building consent.

The applicant has submitted a bat survey report with evidence of roosting bats within the vicinity of the dwelling. Whilst no comments have been received from the Council's Ecologist, it is considered sufficient to carry out mitigation works in accordance with section 4.3 of the report, there will no significant detrimental ecological impact that would warrant the refusal of planning permission and listed building consent.

CONCLUSION

The proposed development conforms to the objectives of Core Policies 51, 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

RECOMMENDATION

Approve with 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:

DWG No: 6019/PL01 Site Location Plan Date Received 20.12.17

DWG No: 6019/PL04 Proposed Block Plan Date Received 20.12.17

DWG No: 6019/PL05 Proposed Site Plan Date Received 20.12.17

DWG No: 6019/PL06 Proposed Site Plan North Date Received 20.12.17

DWG No: 6019/PL07 Proposed Site Plan South Date Received 20.12.17

DWG No: 6019/PL08 Proposed Cellar Floor Plan Date Received 20.12.17

DWG No: 6019/PL09 Proposed Ground Floor Plan Date Received 20.12.17

DWG No: 6019/PL10 Proposed First Floor Plan Date Received 20.12.17

DWG No: 6019/PL11A Proposed Attic Floor Plan Date Received 12.02.18

DWG No: 6019/PL12 Proposed Roof Plan Date Received 20.12.17

DWG No: 6019/PL13 Proposed North Elevation Date Received 20.12.17

DWG No: 6019/PL14 Proposed South Elevation Date Received 20.12.17

DWG No: 6019/PL15 Proposed East and West Elevations Date Received 20.12.17

DWG No: 6019/PL23 Proposed East and West Elevations Date Received 20.12.17

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

- 3 The extended car parking area adjacent to Reddish House hereby permitted shall not be first brought into use until a detailed section drawing including a vertical section of the cob walls to be erected has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the submitted drawing.

REASON: In the interests of visual amenity and the character and appearance of the listed building and AONB.

- 4 The development hereby permitted shall be carried out in accordance with the recommendations made in section 4 of the Bat Roost Survey Report dated October 2017 prepared by Enims Ltd as already submitted with the planning application and agreed in principle with the local planning authority before determination.

REASON: To ensure adequate protection and mitigation for protected species

- 5 INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that planning permission does not override the statutory protection afforded to any such species. Therefore, in the event that a suspected protected species is found prior to or during the proposed works the applicant is advised to stop works immediately and to seek the advice of a suitably qualified and experienced ecologist.