

CASE OFFICER'S REPORT

Application Reference: 20/07934/FUL
Date site notice posted: Due to the Covid-19 Pandemic and restrictions, no site notice was displayed, but all notifiable neighbours were notified by post
Date of press notice: N/A

POLICIES – The following planning policy must be considered for this application.

Wiltshire Core Strategy (WCS) Adopted 2015:

- Core Policy 57 – Ensuring high-quality design and place-shaping
- Core Policy 58 – Ensuring conservation of the historic environment

The National Planning Policy Framework – in particular, Section 16

The Planning (Listed Buildings and Conservation Areas) Act 1990 – especially: Section 66: General duties as respects listed building in exercise of planning functions; and, Section 72: General duties as respects Conservation Areas in exercise of planning functions

ISSUES – The host dwelling is a Grade II listed building within the Keevil Conservation Area. Both immediate neighbours to the site are also Grade II listed buildings. As such, the main considerations in the determination of this application are the impact on heritage assets, visual impacts and the impact on neighbour amenity.

CONSULTATIONS

Keevil Parish Council – No comments received.

Wiltshire Conservation Officer – No objection – The Conservation Officer stated that the proposal with matching brick would be acceptable as it would not result in harm to the character of the wall or to the setting of the listed buildings.

REPRESENTATIONS – The application was advertised by neighbour notification. No representations were received.

RELEVANT PLANNING HISTORY

W/82/00051/HIS – Extension – Approved with Conditions

14/07730/LBC – To replace two pairs of casement windows on first floor front of house on a like for like basis – Approved with Conditions

ASSESSMENT

Proposal – The application relates to a detached Grade II listed cottage dating from around 1600. The existing site has a driveway along the north/northeast boundary and outbuildings at the rear garden. The existing south/south-western boundary is brick, with a short section of the wall constructed from close board timber.

The application seeks planning permission to replace the timber section with brick to match the existing brick wall extending the wall by around 0.5m at the southwest corner of the site.

Impact on heritage assets and visual impacts – The host dwelling is Grade II listed and both adjacent neighbouring properties are also Grade II listed. The site is also within the Conservation Area. In assessing the proposal, the following policies must be considered.

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is 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*”. Section 72 requires special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 189 of the National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected, including any contribution made by 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.

Paragraph 193 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 194 of the NPPF further states that *“Any harm to, or loss of, the significance of a designated heritage asset (... from development within its setting), should require clear and convincing justification.”*

Paragraph 196 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...”*

Paragraph 197 of the NPPF states *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

CP57 title ‘Ensuring high-quality design and place-shaping’ of the Wiltshire Core Strategy states that a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Paragraph (iii) of CP57 requires that new development should respond positively to the existing townscape features in terms of height, mass, scale, elevation design and materials. Paragraph (iv) of this policy also states that proposals should be sympathetic to historic buildings and historic landscapes.

Core Policy 58 titled Ensuring the conservation of the historic environment of the WCS states that the historic environment, including non-designated heritage assets, which contribute to the local character and identity should be conserved.

Mindful that there is an existing brick wall boundary, the case officer would agree with the conservation comments in that existing timber fence is out of keeping. As the proposal would be to match with this existing wall in material and in height, the proposed works would be acceptable as it would not result in harm to the character of the wall or the setting of the listed host dwelling and other nearby heritage assets.

Overall, the proposal would be acceptable in scale, height and materials as to no detract from or dominate the historic and architectural integrity of the listed host dwelling or surrounding heritage assets. As such, satisfy the provisions set out in Section 16 of the NPPF and policies CP58 and CP7 of the Wiltshire Core Strategy.

Impact on neighbour amenity – The submitted plans indicate that the proposal would be within the applicants’ curtilage. The proposal would also not be any higher or thicker than the existing brick wall boundary. As such, the proposed works would not result in increased overlooking, overbearing and overshadowing impact.

Conclusion – The proposed scheme would be an acceptably sympathetic design of the scale, mass and materials of the proposed development, it would satisfy the provisions set out in Section 16 of the NPPF and policies CP58 and CP7 of the Wiltshire Core Strategy.

RECOMMENDATION – Approve with conditions