

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

29th November 2017

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

7 b) 17/09431/FUL – Land adj. Benson House, Market Place, Box

Late Representations

Senior Conservation Officer:

“Thank you for consulting conservation on the above proposal for a new dwelling, which we have discussed some time ago.

The area where the new dwelling is proposed is behind the unlisted Benson House, in front of the grade II listed Old Dairy, almost adjacent to the grade II listed Coleridge House and next to the grade II listed Chequers. The site is on a hill which leads down to a terrace of grade II listed cottage (3-7 Market Place) and there are views across the grade II listed primary school on the High Street. In addition, the site is located within the Box conservation area.

Looking at the history maps, the land on which the modern garages now sit was undeveloped, other than a line of small outbuildings along the boundary with the road, which appeared in the early part of the C20 and were then removed. The sense of space and openness between buildings is crucial to the character of the conservation area and setting of the heritage assets. The submitted statement focuses on Benson House, which is an undesignated heritage asset. There is little or no mention of the surrounding listed buildings and what the impact may be on their setting.

The proposed part single and part two storey house is stated as reflecting farm buildings and also the nearby garage/café (which is quite new). The design bears little resemblance to the surrounding vernacular details and although it has been reduce since the previous application so that it's not totally two storey, I feel that it is still too tall for this site. I could support a small bungalow on the footprint of the garages if it were suitably designed, as that would retain the views and spaces between the buildings. The current proposals would harm the character and setting of the heritage assets and would be contrary to the NPPF paragraphs 17(10), 131, 132, 134, 135 and 137, as well as core policy 58 of the Wiltshire Core Strategy.”

Officer Comments

The written comments reflect the initial consultation response summarised in the Committee report and do not alter the assessment of the application or conclusions presented therein. Whilst some loss of views has been identified, this is compensated by other aspects of the design, neutralising any overall degree of harm. The recommendation remains for approval.