

## NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

20<sup>th</sup> December 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 a) Arland House, Alderton, Chippenham - 17/09481/FUL

#### **Late Representations**

Landscape Officer –

Has objected to the proposal on the grounds that it would represent a harmful change to the local character. The site occupies a backland location behind the characteristic single depth plots fronting the spine road running through the conservation area. This introduces an uncharacteristic backland urban development behind the conservation area with the AONB countryside. Whilst there may be only limited chances for the development to be clearly viewed from public footpaths, the site does occupy an important location fronting a public road approaching Alderton from the West. The site would be glimpsed, particularly in winter through the adjoining road side hedge.

The resulting harmful effects arising from the development are considered to be to the character of the settlement as a highly valued landscape component in the AONB. This type of change does not rely on the effects being highly visible to result in harm and this harm would not be mitigated by perimeter planting.

Whether the proposal is constructed from locally sourced materials is irrelevant in this instance – It is the principle of development through its inappropriate that is considered to represent the harm in this case. The development represents a clear departure from the highly characteristic and intact morphology of this very small rural settlement.

Conservation Officer –

Raises an objection noting that the conservation area of Alderton was designated in 1974 with very little change in its built form in the last 100 years. The footprint of the proposed bungalow is larger than other properties in the village, and bungalows are not typical of the area. The design of the bungalow does not reflect the scale, proportions or vernacular detail of the village and conservation area. And screening would block views to and from the village and conservation area, draw the eye and introduce an atypical feature into the AONB. As such a dwelling of this scale and design, detached garage and solar array would harm the setting of the heritage asset that is the conservation area. The harm would be caused by the development bleeding out from the spine of the historic built form and interfering with views, as well as unsympathetic scale and design of the proposed structures. These proposals would be contrary to the NPPF, Historic England Good Practice Advice in Planning Note 3 and BS7913 and CP58 of the Wiltshire Core Strategy.

Planning Officer -

Corrections to report:- within neighbour objections it is suggested that Alderton does not have a Conservation Area. Alderton does in fact benefit from a conservation area, the boundary to which lies adjacent to the site.

The comments of the Landscape officer are noted and give weight to reason for refusal 2 as set out in the committee report.

The comments of the Conservation Officer are also noted. However, whilst there will be an impact on the setting of the conservation area, that setting has a large margin of garden to give the main built form ( which is the historical element) a setting in itself. It is not, therefore, considered that the proposal in itself is harmful to the setting of the conservation area and preserves its character. Thus policy CP58 is complied with.