

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	31 st March 2022
Application Numbers	PL/2021/08150 & PL/2021/08151
Site Address	POND CLOSE COTTAGE ANSTY SALISBURY SP3 5PU
Proposal	The demolition of an existing two storey residential annexe and modern conservatory at Pond Close Cottage (Grade II Listed), and the creation of a new two storey guest annexe, connected to the existing cottage by a discrete, single storey link.
Applicants	Mr and Mrs Tennant
Town/Parish Council	Donhead St Andrew
Electoral Division	Tisbury - Councillor Nick Errington
Grid Ref	51.029823, -2.100275
Types of application	Full Planning and Listed Building Consent
Case Officer	Jonathan Maidman

Reason for the applications being considered by Committee

The application has been called in by Councillor Errington citing concerns regarding the Visual impact upon the surrounding area, Relationship to adjoining properties and Design - bulk, height, general appearance.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the applications be approved.

2. Site Description

Pond Close Cottage is a Grade II listed dwellinghouse situated outside of any settlement and is located within the open countryside of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The site is also located within the Grade II* Registered Park and Garden – Wardour Castle and Old Wardour Castle.

The existing outbuildings are already in use as an annexe to the main dwelling.

Planning History

21/00870/LBC & 20/11569/FUL – Demolition of an existing single and two storey residential annexe and modern conservatory and creation of a new two storey guest annexe, connected to the existing cottage by a discrete, single storey, glazed link – **withdrawn**

S/2005/0324 – Construction of swimming pool and earth sheltered changing/plant/equipment room – **approved**

S/2001/0322 – Conservatory and revised parking – **approved**

S/2001/0321 – Conservatory and revised parking – **approved**

S/2000/0796 – Demolish conservatory and build double pile extension – **approved**

S/2000/0795 – Demolish conservatory and build double pile extension – **approved**

3. The Proposal

The application proposal description is: The demolition of an existing two storey residential annexe and modern conservatory at Pond Close Cottage (Grade II Listed), and the creation of a new two storey guest annexe, connected to the existing cottage by a single storey link. It is also proposed to create an enlarged parking area adjacent to the rear of the main dwelling and new annexe which will involve some modest engineering works. The existing driveway will be modified at this location also. The applications also involve minor adjustments to the main listed building to change a rear window into a doorway from the ground floor dining room into the new single storey link leading to the new annexe.

4. Planning Policy

National Planning Policy Framework

2. Achieving Sustainable Development

4. Decision-making

12. Achieving well-designed places

15. Conserving and enhancing the natural environment

16. Conserving and enhancing the historic environment

Wiltshire Core Strategy

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy: Tisbury Community Area

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 58: Ensuring the conservation of the historic environment

Core Policy 64: Demand Management

Core Policy 67: Flood Risk

Salisbury District Local Plan 2011

Saved Policy C24 – Extensions to buildings in the countryside

Saved Policy H31 – Extensions to dwellings in the countryside

Saved Policy H33 – Accommodation for dependant persons

Cranborne Chase AONB Management Plan 2019-2024

5. Consultation responses

WC Conservation – No objection

The proposals were the subject of pre-application discussions as well as two applications (for planning permission and listed building consent) submitted earlier this year

(21/00870/LBC and 20/11569/FUL). My comments in respect of the previous applications were as follows:

'The existing building, Pond Close Cottage, is grade II listed. This also means that anything attached to the building (even if it is a modern extension) is covered by the listing and any free-standing structures in the curtilage of the building, which predate July 1948 are deemed to be 'curtilage listed' (and would therefore also need listed building consent).

In addition, the cottage is sited within a registered park and landscape, designated by Historic England.

The listed building legislation [Section 66 of the Planning (LB and CA) Act 1990] says that

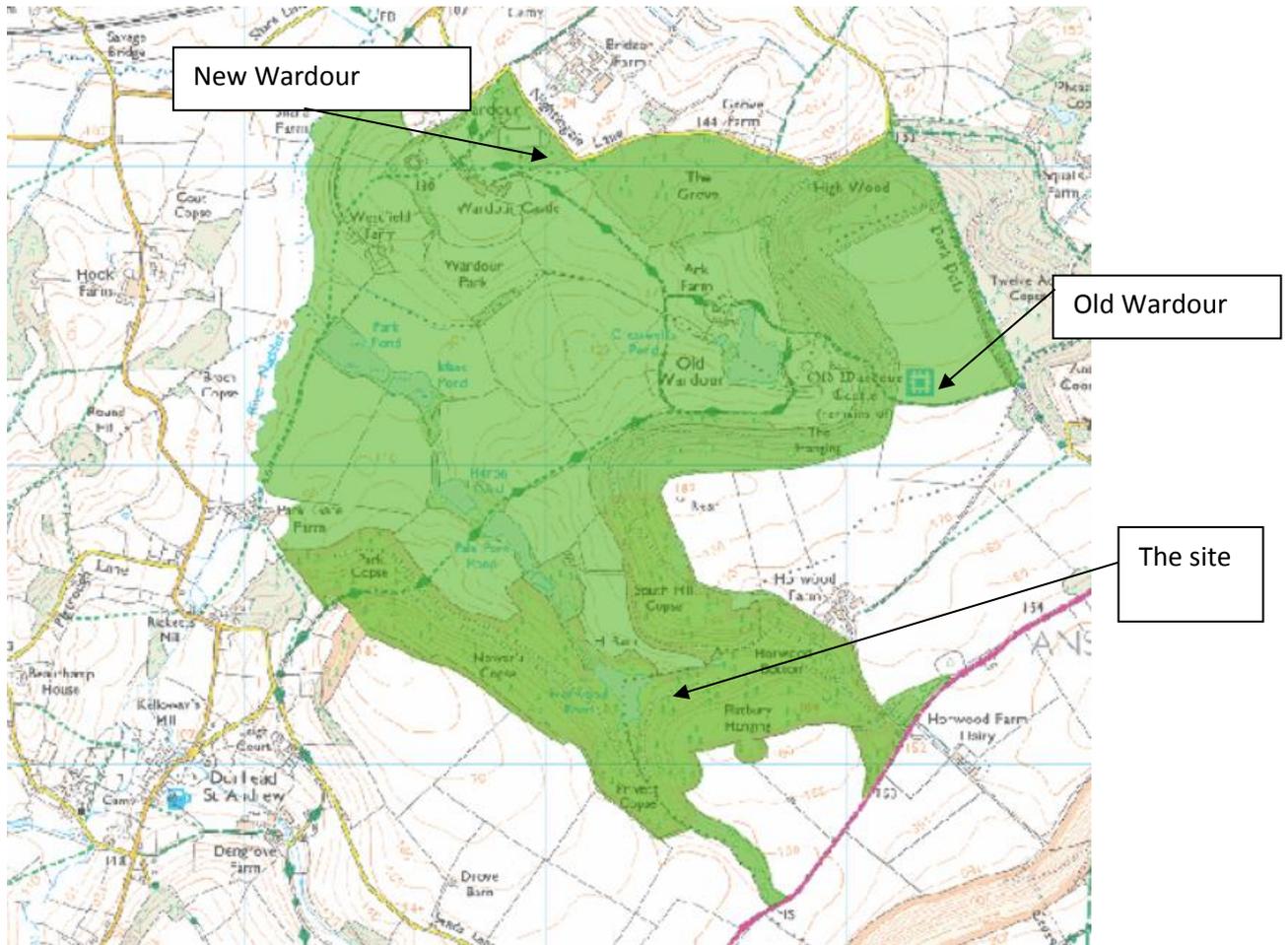
'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority Shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Section 66 of the Planning (LB and CA) Act 1990



II

Detached cottage. Late C17, altered mid C19. Dressed limestone, Welsh slate roof, gable end brick stacks. Integral outshut. Two-storey, 3-window west front. Central gabled porch with Tudor-arched opening and coped verge, planked door, 15-pane sash either side. First floor has 3-light casement either side of 2-light casement. Coped verges. Right return has single-light and 2-light casements. Left return has C20 conservatory attached to ground floor, 2-light casement to first floor. Rear has planked door with 3-light casement either side. Interior has open fireplace with timber lintel, reused beams, grey marble fireplace in drawing room. Former keeper's cottage for Wardour Estate, in isolated position.



Above is a map of the registered park and garden and the following is snipped from the description. I think it is the past relevant to Pond Close Cottage:

By the early C18 (Buck, 1732), Old Wardour Castle was surrounded by formal gardens with hedges, parterres, and topiary, probably dating from the late C17. This layout corresponds with the 'Pleasure Garden' indicated on a survey of Wardour dated 1753, which describes the area immediately to the north-east of the Castle as a 'Bowling Green'. Later, as shown on an undated view by James Canter (probably made between 1753 and the early 1770s; reproduced in Laird 1999), the Castle's ruins had a series of rectangular flower borders in the grounds to its west. During the 1770s this area may have been replanted and further improved as part of the wider landscape works recommended by Richard Woods (Laird 1999).

PARK The park lies to the south and south-east of Wardour Castle and is enclosed to the north by woodland called The Grove and High Wood, to the east by The Hanging and South Hill Copse, to the south-east by Horwood Bottom and Flatbury Hanging, and to the south-west by Park Copse and Nower's Copse.

In addition, there is a Management Plan for the RPG that has been drawn up by a number of key stakeholders within the boundary of the designation (including English Heritage who manage Old Wardour). The document is clearly not an adopted document for Council purposes.

As the list description notes, this was a former game keepers cottage set in an isolated

position. It was therefore originally a modest dwelling of a character/appearance that one would expect within the context of the Wardour Estate. It has clearly been extended and made into a much grander double-pile house and at some point later, a conservatory, dormers and a porch added. It now has more the appearance of a gentleman's residence rather than a gamekeepers cottage.

The existing house has a series of detached single and one and a half storey structures set to the west of the house. I note that the preapplication documentation says 'the outbuildings are brick, both one and two storey and of a range of periods from late C19th up to the present day but all much changed and arranged together in an incoherent form'.

I have no reason to question this and this would suggest that the structures are of no historic interest/significance, however, listed building consent would be required for their demolition (or at least the 'older' buildings which would be considered curtilage listed) and thus the applicant would need to evidence their lack of interest (I note that the pre-application documentation explains that a heritage assessment is being compiled and this is welcomed). The conservatory too is of no historic interest (but would require LBC for its removal).'

The present application

Significance of the barns

The application is supported by a Heritage report and heritage impact assessment (Donald Insall Associates) and this is welcomed. The report notes that, whilst the HE list description refers to a late 17C building (the main building), it doesn't reliably appear on any maps until the first OS Map of 1888 (although it is pencilled in on an earlier estate map but when it was included on the map is not known). The authors are clear that the building was likely a gamekeeper's dwelling as kennels and a pheasantry are noted on the map.

The 1900 OS map evidences a barn with additional outbuildings by 1924.

Photographs taken in the 1970s or 1980s, of the barns, are included in the report. They evidence two abutting red brick structures under a mixture of slate and clay tiled roofs. Under the significance section (page 26) the author says:

'The barn and its additions are shown on the 1887 OS map and appear to have been built in three phases, from south to north perhaps in the mid-19th century. As late as the OS map of 1925, here were a collection of other agricultural buildings to the west, meaning that the extant barns formed the eastern side of a courtyard of which they are now the only survivors. In our view these structures are curtilage listed. The barn to the south perhaps has the most interest, the other two elements having been very altered when converted to residential accommodation, but even here there are signs of rebuilding in the 20th century on the south and west elevations. Only parts of the south and west elevation contain historic brickwork.'

The barn is of some significance as an ancillary building of the mid-19th century, but it has also been very altered. Elsewhere in the report:

'The barn is a 19th century structure, which as converted to residential accommodation and extended significantly to the east in the mid-20th century. The building has some character as an ancillary building although its conversion to residential accommodation has undermined this to a degree. Its original openings were lost before its conversion'.

In terms of an assessment of its significance, at 4.4 the author says:

*'The barn is of **some significance** as an ancillary building of the mid-19th century, but it has also been very altered' (pg29)*

Refining the degree of significance, the author notes that, because of later alterations to residential conversion, it is only the barn/stable that retains any historic significance, and this is limited as the building has been greatly altered.

And

That their conversion to residential has 'reduced their contribution to the setting of the main house'.

As such, I consider the buildings have low significance.

Setting of the house

The house is sited in an isolated position approached from the north by a long drive. The conservatory is a modern overly-large addition to the house (c2000). The removal of the structure would reveal the currently covered (original) historic stone gable wall and as such I would consider the removal of said structure would enhance the interest of the listed building.

The new annex would be sited in the same approximate position as the existing outbuildings and would be linked by a modest single storey narrow structure. The annex would also be set back from the front façade of the house and into the hillside.

In respect of the replacement structure, the author of the heritage report says:

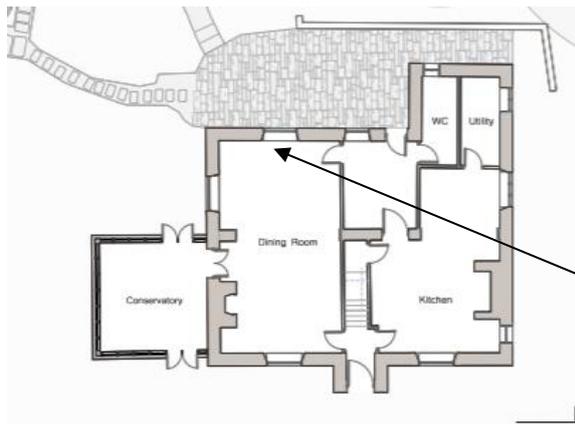
'In this instance the proposed annexe has responded to the scale of the existing outbuildings with a lightweight subservient link forming a sympathetic connection to the main building..... The introduction of new, high quality architecture such as this has a place in the historic environment where it complements, rather than detracts from the established significance and where, as in this case, it has been demonstrated that this will enhance local distinctiveness in its response to the surrounding environment'.

*I do not disagree with this statement. **I consider that the proposals, as conceived and now presented, would preserve the setting of the house.***

I do have one minor comment though and this relates to the link and the existing historic building. I note that the author of the heritage report says:

'The interior has not been assessed as part of these proposals' (4.4).

This is despite the fact that one window on the rear of the listed building is converted to a door. This will presumably entail the removal of said windows and removing the masonry below cill. The photo below, suggests this is an original window. Clarification should be sought and I would question whether this aspect of the proposals was necessary.



Window converted to door.
Photo/assessment of the
interest of this window is
required

Wider setting within Registered Park and Garden

The heritage report also considers the setting of the cottage/house and the interrelationship with the registered parkland and I am persuaded that:

'The Pond Close area of the landscape has no inter-visibility between either of the Wardour Castles and is largely hidden amongst thick trees'. (1.3).

On this basis, I raise no objections in terms of the proposed impact on the RPG.

As you will see, I only had slight reservations relating to the rear (east elevation) of the existing cottage. I note that the floor plans are as previous and I don't believe there has been an addendum to the heritage statement?

WC Ecology - Comments

First off, no bat mitigation is included in the application drawings/plans. Therefore, none of it can be properly enforced. This will need to be corrected prior to determination.

The boundary vegetation, in particular the northern boundary has been identified as a key route for light sensitive bats, species associated with the Chilmark Quarries bat SAC. The new annex introduces additional residual lighting (roughly x4 increase in glazed units on the annex elevation facing the northern boundary vegetation and lots more glazing on the annex eastern elevation) will could have potential to impact the ability of the Annex II bats to use the flight lines.

This needs an ecologist to assess the proposal based on the report's conclusion that (para 5.4.4): "Due to the Annex II bat species identified being light averse, any additional light here could have an adverse impact upon local bat populations and this area must be kept dark to avoid any impacts. Mitigation measures will be required to be put in place so that the development does not have a negative impact upon this hedgerows function as a dark corridor linking woodland and other optimal foraging habitat."

Does the proposal result in an increase in light level on the boundary vegetation? If it does, then the bats associated with the SAC are impacted. HRA needs to be considered. The proposal needs to comply with the developers guidance here:

<https://www.wiltshire.gov.uk/planning-bio-ecological-survey>.

The applicant's agent has since amended the plans to incorporate the bat mitigation measures. With regards to the preservation of the dark corridor along the boundary, the applicant's agent has provided the following response:

The dark corridor along the northern boundary is preserved in the proposed scheme. The following measures have been taken to ensure that there is no increase in light level along the existing hedgerow to this northern boundary;

- *The lower floor is partially sunken, with the two glazed opening set behind new planting and a stone retaining wall - for clarity the wall is now shown dashed on Elevation FF (1204_P305_rev E)*
- *It is proposed to plant a row of trees between the northern elevation and the existing boundary hedgerow. These are shown in the previously submitted Landscaping plans, but have now been more clearly highlighted on the attached Site Plan (1214_003_rev C), as has the position of the existing hedgerow.*
- *All proposed glazing will have a Visible Light Transmission (VLT) value of 0.65 - this is now noted on the attached elevation drawings.*
- *The upper floor is set back from the Northern Boundary, and the two windows at this level have raised cills.*
- *No external lighting is proposed to the stepped walkway from the carpark along the northern boundary.*
- *Lighting to the carpark and pedestrian access elsewhere will be fully shielded and operated by movement sensors to minimise glare and light spill. We welcome a pre-commencement condition requiring a detailed external lighting plan for Local Authority approval.*

WC Highways – No objection

I refer to the above planning application for the demolition of an existing two storey residential annexe and modern conservatory and the creation of a new two storey guest annexe, connected to the existing cottage by a discrete, single storey link.

The site is accessed along a private track far from the public highway and therefore the proposal will not have a negative impact on highway safety. I wish to raise no highway objection.

WC Landscape – Holding objection

Request a full landscaping scheme and have provided the following comments:

Whilst it is true that generally for householder planning applications that detailed planting plans can be left for reserved matters in this case the site is within the Cranbourne Chase AONB and forms part of the Grade II listed parks and gardens of Wardour Castle. I would*

therefore propose that the choice of species of structural planting (Trees / hedges / etc – I'm not worried about the content of herbaceous borders) their size and location at planting are of significant importance in this regard. The existing house is only Grade II listed and yet the Design and Access statement is quite happy to list the material type for the building extension in order to match in with its historic surroundings. If English Heritage regard the surrounding landscape as even more important (Grade II) than the building which sits in it then I believe I and my previous colleague on this application are justified in requesting a similar level of detail for the landscaping at this stage rather than leaving it to reserved matters. I would argue that the prior approval of the detailed design of the landscape in this situation is just as important as the detailed approval of the size, scale and materiality of the building itself.*

LVIA's often provide some indication of species and size of planting in a section on mitigation. Whilst the LVIA for this project mentions mitigating planting and its impacts on lessening the schemes overall impact on the surrounding environment post 15 years planting it gives no indication of species types or size at planting. It is therefore difficult to judge whether the assumptions of the LVIA are correct in terms of the impact of the planting when I don't know where the planting is going, it's height when it was planted, and its species type (which will give an indication of the level of screening (summer / winter) and maturity after 15 years).

It may well be that the trees noted as proposed on the landscape plan will be native species to match the surrounding parkland setting with enough room to allow full canopy establishment but I cannot tell this from the current landscape plan. Indeed whilst the landscape plan key indicates two tones of green trees (existing / proposed) the plan itself has a variety of tones of tree colour making it difficult to fully establish how many trees are being proposed and in what locations. With no indication of what size these trees will be planted at it is also difficult to judge how long it will take for them to reach the size they are drawn at let alone maturity (is the plan indicating 15 year maturity to link in with the LVIA?). The landscape plan undoubtedly looks nice graphicly but it gives me little information as to what is proposed in terms of softworks. The plan gives me information on the hardworks (stone / clay / gravel paving etc) but the context of the landscape setting is a listed parkland and therefore I believe I am justified in asking for a plan that sets out tree species, hedge mix(es), proposed sizes (in accordance with National Planting Specifications) and locations so I can better understand how the scheme will sit within its historically important landscape context.

Historic England – No comment

Thank you for your letter of 13 October 2021 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Cranborne Chase AONB - Objection

The AONB Partnership has the following comments (extract) on this application.

13. The site appears to be in the Vale of Wardour landscape character area of the Rolling Clay Vales landscape character type, close to its interface with the Fovant Greensand Terrace landscape character area of the Greensand Terrace landscape character type, of the AONB's landscape character assessment. Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003. That document should be available in your office, and it can be viewed in full on our website.

14. In this International Dark Sky Reserve all external lighting should be specifically approved by the Local Planning Authority and comply with the AONB's Position Statement on Light Pollution and Good Practice Notes on Good External Lighting and dark sky criteria in order to avoid light pollution and conserve and enhance the dark skies of this AONB. That will, of course, mean the removal of Permitted Development Rights for lights so that the Local Planning Authority can exercise light control in this International Dark Sky Reserve. Any approved lighting should be installed as approved and maintained thereafter.

15. I see from the Landscape Statement that there is a proposal to reroute the access but, despite the numerous documents in the submission, there does not appear to be any details about that. The application benefits from a helpful and wide-reaching Landscape and Visual Impact Assessment. That report also acknowledges the importance of the dark skies of the AONB but, again, there is very little information elsewhere within the documentation on how the proposals would deal satisfactorily with those matters.

16. The location is adjacent to a Grade II Listed Building and doubtless your Conservation Officer will have some comments on the appropriateness of the proposed design. The site is also within a Registered Park and Garden that is Grade II in addition to being within this Area of Outstanding Natural Beauty. Therefore, the challenge is to achieve a particularly high standard of design that also integrates with the landscape character.*

17. As the LVIA correctly identifies, policy PT26 of the AONB Management Plan is particularly relevant, and the AONB's Position Statement on Housing also helps in relation to the increased floor space that is normally acceptable. It appears that the proposed scheme, albeit a reduction from the earlier one, still exceeds the floor space threshold.

18. The Wessex Ridgeway is the nearest Public Right of Way and the LVIA helpfully addresses views, and perceptions of the site, from that route.

19. The proposed new annex is clearly two storeys, with a basement element. The link to the existing, Listed, building is shown as having a solid roof and recessed lighting within that roof. So long as that is the only lighting within that connecting passageway it is unlikely to conflict with dark night skies lighting criteria.

20. The main structure is still extremely rectilinear in form and profile. That rectilinear structure is emphasised, rather than softened, by the floor to ceiling glazed areas. All of those glazed areas have significant capacity to contribute to light pollution. The combination of those factors indicate that the current design jars and conflicts with the soft forms of the surrounding landscape. From an AONB perspective, the contrast between the proposed structures and the existing Listed Building is also too great.

21. The Landscape Plan as presented is too vague and lacking in detail to demonstrate that the concept scheme will help the proposed structures integrate with the landscape, and that that is achievable in a short period of time. A detailed landscape specification and plans,

together with the rerouting of the access, should be provided before you come to a decision on the application.

22. The AONB is, nevertheless, very concerned that despite the LVIA drawing attention to dark sky issues there is no lighting strategy and specification. There is no indication how light spill from the extensive floor to ceiling glazing would be controlled. Furthermore, the comments on external lighting are very generalised and lack specificity. Without details of the ways in which light pollution will be reduced from the existing situation and avoided in the new construction, the AONB will have to maintain an objection.

23. It is very disappointing that a number of issues raised previously have still not been adequately addressed. I hope they can now be given the attention needed and the AONB would, of course, be happy to comment on any further information you may receive.

I hope these comments are helpful to you.

6. Publicity

Donhead St Andrew Parish Council - Objection

This is such an important site to the village as it is within a Registered Park and Garden that is Grade II listed in addition to being within an Area of Outstanding Natural Beauty and it is viewed from a popular, public right of way.

The Parish Council feels that the changes made in this application are not significant enough to address the issues raised in the initial application 20/11569/FUL.

The Parish Council appreciate that the application now benefits from a Landscape and Visual Impact Assessment which acknowledges the importance of the dark skies of the AONB but there is no lighting strategy and specification information and proposals on how these matters would be dealt with satisfactorily. This doesn't fulfil requirements detailed within Cranborne Chase AONB Management Plan.

It was still felt that the overall proposal to demolish the grade II listed buildings, replacing them with a large linear structure, that was not subservient to the existing grade II listed cottage, directly contravened the core policy 58 from the Wiltshire Core Strategy to "protect, conserve and where possible enhance the current historic environment". PCnlrs again referred to the Village Design Statement which states in part 3 Section 2 that "Conversions, extensions and alterations should be compatible in terms of scale, design and character with the existing and adjoining properties and use quality complimentary/matching materials and components.

Neighbour / Third party representations

The application was advertised by neighbour notification letters, newspaper advert and the posting of a site notice outside the site. The proposal has generated 2 letters of support and no letters of objections.

7. Planning Considerations

- Principle of development

- Scale, siting, design, impact on the heritage assets (listed building and the registered park and garden) and the wider landscape within the AONB
- Impact on amenity
- Highways
- Ecology
- Flood risk

8. Assessment

Principle of development

In general, the proposed development at the site is considered acceptable in principle, provided the development is appropriate in terms of its scale, siting and design to its context, and provided other interests including the impact on the landscape character of the area and heritage assets, amenity, highways, ecology, flood risk are addressed.

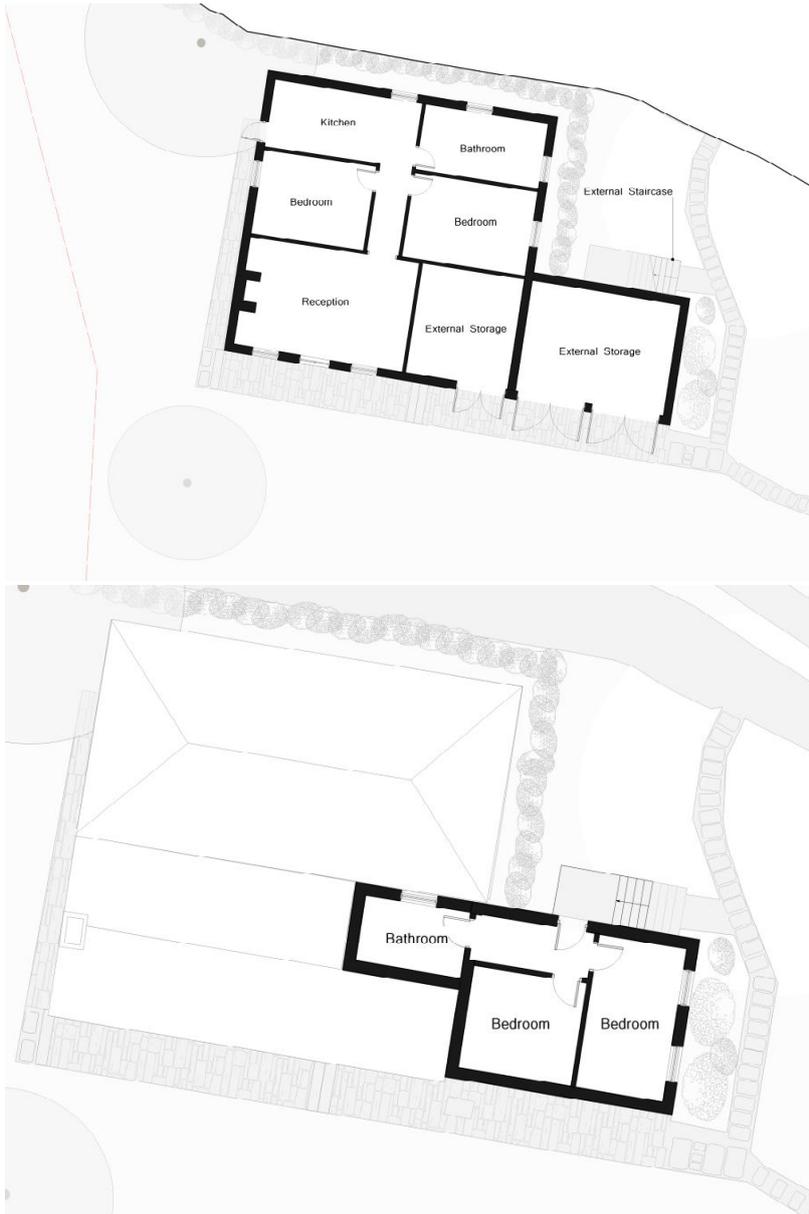
Regards the annexe works, saved policy H33 states that:

Proposals to create separate units of accommodation for dependant persons will be permitted provided that either:

- i) *The accommodation is created wholly or partly within the existing dwelling or takes the form of an extension to that dwelling;*
- ii) *The design and internal arrangement of the proposed unit of accommodation would allow it to be re-absorbed into the main dwelling when it is no longer required to house a dependant person; and*
- iii) *Where an extension is proposed, its setting and design is acceptable and the remaining external space around the building is adequate, or*
- iv) *The accommodation is created as a result of a conversion of an existing building within the curtilage of the main dwelling; and*
- v) *Is subject to a restrictive occupancy condition..that the ancillary accommodation will not be let or sold separately from the main dwelling*

On the face of it, the proposed new annexe building does not therefore seem to comply neatly with policy H33 in that it is a new large building not a conversion, and not intended for a “dependant person”.

However, the proposal is somewhat unusual as the dwelling already benefits from large annexe accommodation within the existing separate outbuildings. The existing accommodation layout is as shown below, and includes 4 bedrooms, two bathrooms, and a kitchen, as well as a large reception area and storage areas. Whilst the new annexe would have accommodation on two floors, together with a small basement area, the overall massing of the final building is not dissimilar to that of the existing outbuildings.



Existing layout of annexe

Further, the new annexe does link with the main house, whereas the existing annexe is a separate building. The existing annexe accommodation appears to have been in place for at least 20 years or more (it is mentioned in passing in officer reports for the early 2000's applications listed above), and it appears that the accommodation may not be the subject of any planning restrictions.

Thus the new building tends to comply with the aim of H33 that the annexe should be an extension of the main house that could be re-absorbed, thus essentially addressing criterion i,ii,iii above. A suitably restrictive condition can be imposed on the accommodation to satisfy criterion v). Consequently, unless potential harm can be identified resulting from the new building compared to the existing building, the proposal would appear to essentially address the main aims of H33, and a refusal may be difficult to justify, particular if a benefit of consent is to impose a restrictive use condition on the accommodation.

Scale, siting, design, impact on the heritage assets (listed building and the registered park and garden) and the wider landscape within the AONB

Core Policy CP51 states development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Core Policy CP57 states a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

Core Policy CP58 states that designation of a conservation area or listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design, and materials of new buildings are complementary to the historic context.

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.

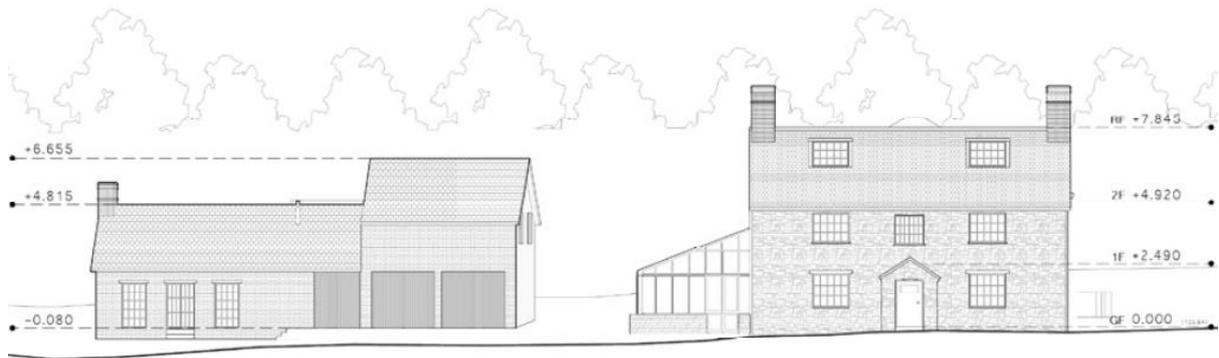
Section 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 'special regard' to be given to the desirability of preserving a listed building or its setting.

The main cottage is Grade 2 listed. The listing description is below:

Detached cottage. Late C17, altered mid C19. Dressed limestone, Welsh slate roof, gable end brick stacks. Integral outshut. Two-storey, 3-window west front. Central gabled porch with Tudor-arched opening and coped verge, planked door, 15-pane sash either side. First floor has 3-light casement either side of 2-light casement. Coped verges. Right return has single-light and 2-light casements. Left return has C20 conservatory attached to ground floor, 2-light casement to first floor. Rear has planked door with 3-light casement either side. Interior has open fireplace with timber lintel, reused beams, grey marble fireplace in drawing room. Former keeper's cottage for Wardour Estate, in isolated position.

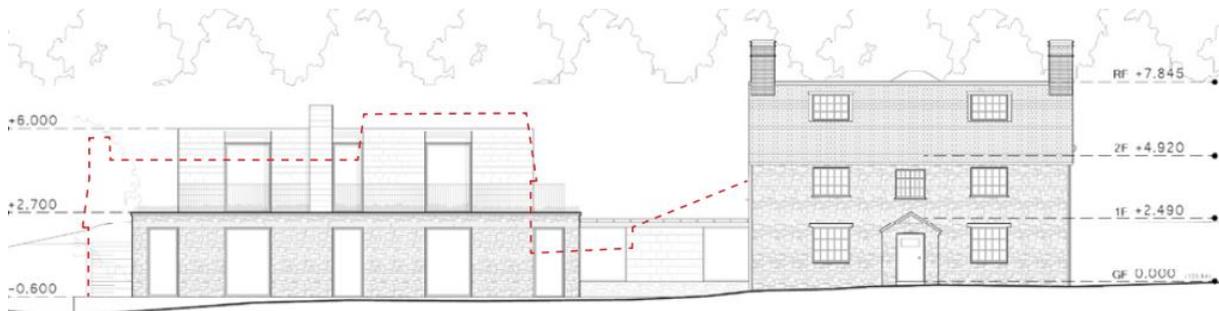
The applications propose the demolition of the existing outbuilding which is constructed with red brick and red clay tiles and the erection of a replacement structure. There is no reference to this outbuilding in the above listed description, so it is assumed that the building is not listed in its own right, but is curtilage listed.

The existing outbuilding is set away at an angle to the main dwelling and is formed of two sections: a two-storey section providing storage on the ground floor and accommodation above and an adjacent single storey section. The existing outbuilding is noted to provide 4no bedrooms, 2no bathrooms, living accommodation and storage.



Existing Southwest front Elevation/Section

Following removal of the existing annexe outbuilding, the ground would be regraded and be approximately 0.6m lower than the existing. The proposed replacement main structure would be set closer to the main dwelling and would have a comparable overall building height as shown in the overlay outlined in the proposed section below.



Proposed Southwest front Elevation/Section

The existing conservatory sited on the northwest elevation of the main dwelling would be removed. A 3m wide link along the northeast elevation is proposed which would extend 6.5m from the northwest elevation connecting to the southeast elevation of the replacement structure.

The replacement two storey structure would be formed of two rectangular sections. It would be constructed using local limestone to match the main listed dwelling. The ground floor would be clad in Greenstone Rubble, dressed to match the cottage and the first floor would be clad in Greenstone Ashlar, with a sawn and rubbed finish. A "green" roof is proposed. The roof of the single storey link would be covered in zinc. Proposed materials are detailed on the plans.



Proposed Southwest front Elevation

Other works

Regards the main dwelling itself, a new doorway would be formed at ground floor level from the dining room to link to the single storey linkway to the annexe. This structure would be attached to the rear of part of the listed building.

In addition to the proposed replacement annexe, a section of land forming the parking area to the rear of the existing outbuilding would be regraded and enlarged with ground levels proposed to be raised, together with minor adjustment to the existing driveway route.

In having special regard to the desirability of preserving and enhancing the appearance and character of the Listed Building and the impact on the registered park and garden, the Conservation Officer does not raise an objection. Historic England have been consulted for their views on the impact on the registered park and garden, however they have returned a no comment response. In the absence of any strong objection from Historic England or WC Conservation, the proposal is considered acceptable with regards heritage impacts.

The site is within a highly sensitive landscape setting, within the Cranborne Chase AONB and a Registered Park and Garden. Notwithstanding the acceptability of the scheme from a heritage perspective, the proposal has generated landscape objections from both WC landscape and The Cranborne Chase AONB.

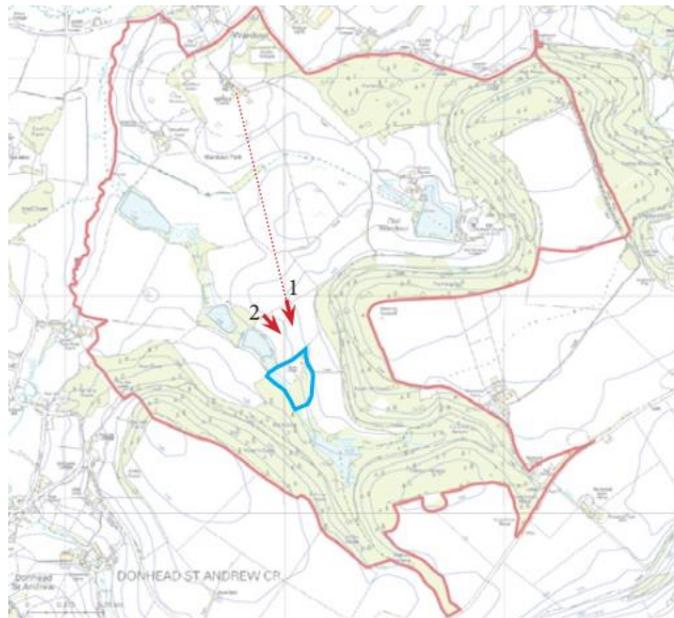
Comments from WC Landscape predominately relate to there being insufficient information to form a view on the proposals. The applicant's agent disagrees with this conclusion and has requested the current application to proceed to determination based on what has been submitted. The applicant has submitted detailed drawings, sections and elevations and indicative landscaping plans. Most importantly from a landscape impact perspective, the application is also accompanied by a Landscape and Visual Impact Assessment undertaken by a chartered landscape architect in accordance with best practice. National and local list requirements have been fully met.

Planning Practice Guidance advises that *information requested with a particular planning application must be:*

- *reasonable having regard, in particular, to the nature and scale of the proposed development; and*
- *about a matter which it is reasonable to think will be a material consideration in the determination of the application.*

The sensitivity of the site is fully appreciated however it is concluded that it not reasonable to require the applicant to provide a comprehensive landscaping scheme (in addition to the large volume of information and plans already submitted) for this householder planning application. In officers opinion, sufficient information has been submitted to enable a conclusion to be reached as to the acceptability of the proposals from a landscape perspective, particularly given the Conservation Officers opposing view that the scheme would not have an impact on the registered park and garden.

In terms of long-range views from New Wardour looking southwards (View 1 in the map below), the existing two storey outbuilding is not visible in this long-range. Due to the topography, the proposal will therefore also not be visible in this view, as the roof level is approximately half a metre lower than the existing annexe's ridge line.



The existing cottage and annexe are however clearly visible from the footpath beyond the northern boundary (from View 2 as shown in the map above with the application site outlined in blue).

The footpath in question is shown in purple on the following plan (labelled DSTA7) with the application site at the bottom of the map.



The case officer walked the length of this footpath at the end of February 2022 at a time of the year when trees and vegetation are at their sparsest to assist in assessing the visual impact of the proposals.

The top image below shows the existing buildings and overlaid on the middle image it shows the massing of the existing buildings. The bottom image shows the massing of the proposals when viewed from a point on this footpath which assists in giving an indication the impact the proposals would have.



Images from applicants landscape assessment

The proposal is rectilinear in form and profile. It is simply designed and does not seek to compete or replicate the main building but instead appear as a modern, distinct element which would be attached by a discrete link. Extending historic and listed buildings in this contemporary architectural way is not uncommon. It would appear very different from the current arrangement however the fact it would be different does not necessarily mean it would be harmful.

The proposals will be visible in views from certain parts of the footpath. The applicant is however proposing to plant a row of trees between the northern elevation and the existing boundary hedgerow (which is being retained). Whilst the exact positions have not been specified, they are shown in the submitted indicative landscaping plans and site plan. The agreement, implementation and management of a suitable landscaping scheme can be

secured by condition. As time progresses and the new trees grow and establish, the development will become significantly less visible when viewed from the footpath.

Concerns have also been raised, particularly from the Parish Council and the Cranborne Chase AONB about light pollution and that the development is likely to prejudice the AONB's dark skies initiative.

Taking account of the existing cottage and annexe, it is estimated that the amount of glazing is approximately 101sqm. As a result of the proposals the amount of glazing in total would be approximately 112.5 sqm thus resulting in a modest increase of 11% in glazed area from the existing situation.

The design has taken account the impact which lighting would have. For example, the lighting in the connecting link is designed to minimise light spill by incorporating warm-white narrow angled downlights placed centrally.

Whilst there would be a modest increase in the amount of glazing, it is not considered that refusal of the application for this reason could realistically be sustained.

No external lighting is proposed to the stepped walkway from the carpark along the northern boundary. Lighting to the carpark and pedestrian access elsewhere will be fully shielded and operated by movement sensors to minimise glare and light spill. Furthermore, a pre-commencement condition requiring a detailed external lighting plan can ensure that the Local Planning Authority has control over the final scheme and that lighting is kept to the absolute minimum.

It is clear from the comments from the various consultees that there is a differing of opinions with regards to the acceptability of the current proposals. Taking account of all the comments which have been raised, the case officer concludes that whilst the proposals would result in a very different appearance from the current arrangement, the development would not be harmful. The Conservation Officer has concluded that the existing building which is to be demolished has low significance. Removal of the conservatory from the main dwelling is also welcomed as it is an unsympathetic modern addition and demolishing it will better reveal the main historic cottage. The development would result in a high-quality architectural addition which would complement its setting and enhance local distinctiveness. It is an appropriately scaled and designed addition in this very sensitive setting. Furthermore, several planning conditions are proposed relating to matters such as landscaping and lighting to ensure the development sensitively integrates into its surroundings. It is concluded that the development would not harm the distinctive landscape qualities of the area.

Impact on amenity

Core Policy CP57 requires that development should ensure the impact on the amenities of existing occupants is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

It is considered that the proposals accord with the requirements of CP57. Given the setting and resultant separation distances, the proposals would not give rise to undue harm to the nearest residential properties.

Highways

Core policy CP57 ix. states that proposals should ensure that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible.

WC Highways have been consulted and do not raise an objection. The proposal is not considered to impact on highway safety.

Ecology

Core policy CP50 of the Wiltshire Core Strategy and the National Planning Policy Framework requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

An Arboricultural Method Statement and Ecological Appraisal have been submitted for consideration. The development would not result in the loss of any important trees and new tree planting is proposed as part of the application which can be secured by conditions.

The submitted Protected Species Report has been undertaken by an ecology and sustainability consultancy.

A maternity soprano pipistrelle roost was present within the main house, and a satellite roost present within the annexe. A feeding roost/resting place for serotine bats was also recorded on the wisteria to the west of the main house on one visit. The hedgerow and connected landscape close to the existing annexe was also found to support several species of bat.

A bat mitigation licence will be required for works to proceed. The construction of the new structure will avoid disturbance to the maternity roost within the cottage, and the new annexe will provide replacement roosting habitat to ensure the satellite roost is not lost and that the soprano pipistrelle bat roosts will remain at a favourable conservation status.

The dark corridor along the northern boundary is preserved in the proposed scheme and the applicant has taken measures to ensure there is no increase in light levels along the existing hedgerow on the northern boundary (these measures are detailed in section 5. Consultation responses of this report under the part titled 'WC Ecology'). The case officer considers that the measures put forward by the applicant are acceptable and subject to the imposition of conditions, it is concluded that the development would not have a harmful impact on ecology. In officers view, even if there were to be minimal harm to a short section of existing hedging along side the development, this would be unlikely to require a full scale appropriate assessment of the impacts of the works on the Chilmark Quarry SAC.

However, a response from WC Ecology is awaited and any further comments will be reported to the Planning Committee.

Flood Risk

The site does not lie within a Flood Zone 2/3 however it does lie within a Flood Zone 1 and a review of the Council's mapping data indicates that the site would require the submission of a Flood Risk Assessment due to the risk of ground and surface water flooding.

A Flood risk assessment has been submitted which demonstrates the location of the dwelling and annexe are away from the surface water risk area and as such the level of flood risk would be low. Flooding mitigation would not be required in this instance.

Conclusion (The Planning Balance)

The dwelling already benefits from a separate annexe building which has significant accommodation within it. This proposal relates mainly to the replacement of that existing annexe building with an annexe of more contemporary design, including a new single storey link with the main house. The replacement annexe accommodation is considered to be acceptable in principle.

Whilst this new annexe building would result in the loss of the existing annexe building, it is considered that this existing building, being much altered, has a low heritage significance. Additionally, the proposed annexe building, although contemporary in design, is considered to preserve the setting of the main listed house.

It is clear from the comments from the various consultees that there is a differing of opinions with regards to the acceptability of the current proposals particularly regarding landscape impact and on the registered park and garden. Taking account of the comments which have been raised by the various consultees, and the additional landscaping and mitigation proposed, it is concluded that whilst the proposals would result in a very different visual appearance from the current arrangement, the development would not be harmful. The development would result in a high-quality architectural addition which would complement its setting and enhance local distinctiveness. It is an appropriately scaled and designed addition in this very sensitive setting. Furthermore, several conditions are proposed relating to matters such as landscaping and lighting to ensure the development sensitively integrates into its surroundings. As a result, it is considered that the proposals would cause less than substantial harm, and that there would be some public benefit to controlling the use of the annexe.

Other associated works to enlarge the existing car parking and adjust the driveway are considered to have no significant impact on the wider area of the registered park and garden, or on the character or setting of the listed building. Similarly, works to the main house to include a doorway and linkage to the new annexe is not considered to have a significant impact on the character or setting of the listed building. No harm results from these other changes in officers view.

The proposed development accords with the aims of saved policies H33, C24, H31, and core policies 57 & 58 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore, the Local Planning Authority considers that planning permission and listed building consent should be granted.

Regards the biodiversity issues raised by policy CP50 and the ecologist, officers consider that the additional bat mitigation and proposed planting addresses the concerns, and that any harm that might result from the works proposed on the protected species is unlikely to be significant, and may result in an improvement in habitat in the longer term.

RECOMMENDATION FOR PL/2021/08150 (planning application): Subject to any further comments from WC Ecology, then APPROVE subject to the following 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:

1214_001 (Location Plan) dated 18/12/20
1214_003-revE (Proposed Site Plan) dated 10/03/22
1214_P010 (Demolition Plan) dated 18/12/20
1214_P110-revA (Proposed Basement Plan) dated 02/07/21
1214_P111-revD (Proposed Ground Floor Plan) dated 13/07/21
1214_P112-revC (Proposed First Floor Plan) dated 13/07/21
1214_P113-revA (Proposed Roof Plan) dated 13/07/21
1214_P300-revE (Proposed Elevations AA – Annexe and house west elevation) dated 11/02/22
1214_P301-revC (Proposed Elevations BB – Annexe and house south elevation) dated 13/07/21
1214_P302-revD (Proposed Elevations CC – Proposed east (whole) elevation including house and link to annexe) dated 13/07/21
1214_P303-revB (Proposed Elevations DD – Proposed east (part hidden) elevations of house and annexe) dated 13/07/21
1214_P304-revC (Proposed Elevations EE – Proposed north side elevations of house and link to annexe) dated 13/07/21
1214_P305-revE (Proposed Elevations FF – Proposed north east side elevations of house and annexe) dated 11/02/22
1214_400-revB (Existing and Proposed Site Section AA – north elevation) dated 21/07/21
1214_401-revC (Existing and Proposed Site Section BB – front view of house and annexe) dated 21/07/21
638-P-00-100 P02 (Proposed Landscape Plan) dated 12/07/21
638-S-AA-101 P02 (Proposed General Arrangement AA – west elevation of house and annexe) dated 08/07/21
638-S-BB-102 P02 (Proposed General Arrangement BB – north side elevation of house and link) dated 12/07/21
638-S-CC-103 P02 (Proposed General Arrangement CC – north side elevation of house and annexe) dated 12/07/21

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

- 3) No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive

Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 4) No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- retained historic landscape features and proposed restoration, where relevant.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5) All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the annexe or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6) The mitigation measures detailed in the approved Protected Species Report (1372.01 rep 01 KC.docx dated 19/07/2021) and shown on the approved plans shall be carried out in full prior to the first bringing into use/occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 7) All works shall be carried out in strict accordance with the approved Arboricultural Method Statement (AMS) from Woodland & Countryside Management Ltd dated 19/07/2021.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

- 8) The new replacement annexe building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Pond Close Cottage and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Informatives

- 1) Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 2) The applicant is reminded that this planning permission must be read in conjunction with listed building consent PL/2021/08151.

AND

RECOMMENDATION FOR PL/2021/08151 (listed building): APPROVE subject to the following conditions:

- 1) The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

1214_001 (Location Plan) dated 18/12/20
1214_003-revE (Proposed Site Plan) dated 10/03/22
1214_P010 (Demolition Plan) dated 18/12/20
1214_P110-revA (Proposed Basement Plan) dated 02/07/21
1214_P111-revD (Proposed Ground Floor Plan) dated 13/07/21
1214_P112-revC (Proposed First Floor Plan) dated 13/07/21
1214_P113-revA (Proposed Roof Plan) dated 13/07/21
1214_P300-revE (Proposed Elevations AA – Annexe and house west elevation) dated 11/02/22
1214_P301-revC (Proposed Elevations BB – Annexe and house south elevation) dated 13/07/21

1214_P302-revD (Proposed Elevations CC – Proposed east (whole) elevation including house and link to annexe) dated 13/07/21
1214_P303-revB (Proposed Elevations DD – Proposed east (part hidden) elevations of house and annexe) dated 13/07/21
1214_P304-revC (Proposed Elevations EE – Proposed north side elevations of house and link to annexe) dated 13/07/21
1214_P305-revE (Proposed Elevations FF – Proposed north east side elevations of house and annexe) dated 11/02/22
1214_400-revB (Existing and Proposed Site Section AA – north elevation) dated 21/07/21
1214_401-revC (Existing and Proposed Site Section BB – front view of house and annexe) dated 21/07/21
638-P-00-100 P02 (Proposed Landscape Plan) dated 12/07/21
638-S-AA-101 P02 (Proposed General Arrangement AA – west elevation of house and annexe) dated 08/07/21
638-S-BB-102 P02 (Proposed General Arrangement BB – north side elevation of house and link) dated 12/07/21
638-S-CC-103 P02 (Proposed General Arrangement CC – north side elevation of house and annexe) dated 12/07/21

Informative

- 1) The applicant is reminded that this listed building consent must be read in conjunction with planning permission PL/2021/08150.