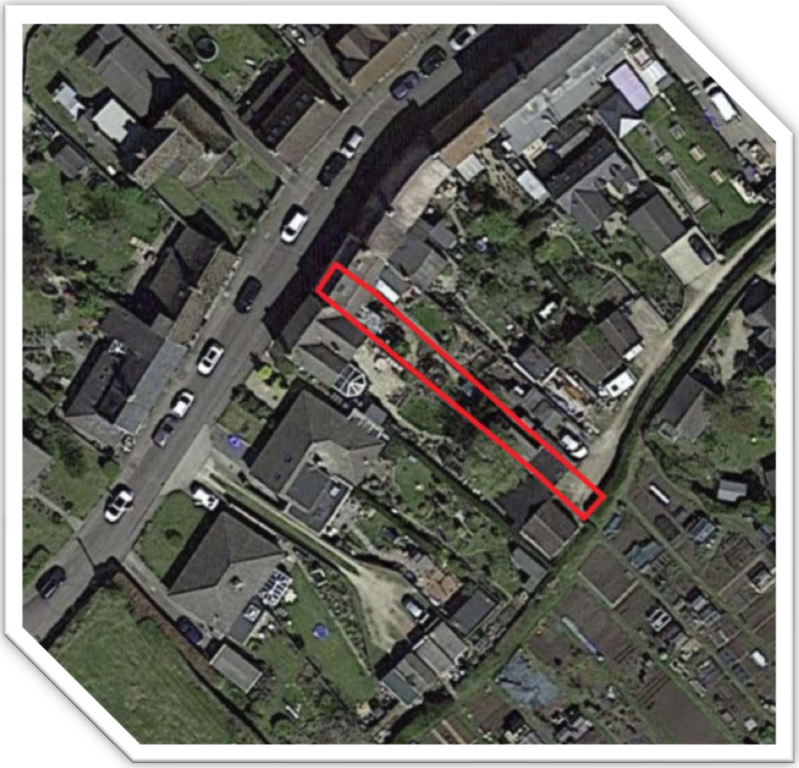
PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

RETROSPECTIVE APPLICATION TO REGULARISE RETENTION OF A SINGLE DWELLING (CLASS C3) + ASSOCIATED WORKS AT 71 BRADENSTOKE, CHIPPENHAM, WILTSHIRE, SN15 4EL.









Bradenstoke Conservation Area

June 2023

Report Ref: 3045/PHDA

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1. Introduction

1.1 This Planning, Heritage, Design and Access Statement has been prepared by Ian Sullivan Architecture Ltd to accompany a full planning (curtilage listed) application submitted by Ms Sarah Bird in respect of the site known as 71 Bradenstoke, Chippenham, Wiltshire, SN15 4EL. The Applicant is the registered owner of the Application Site.

1.2 The application seeks full planning permission to "Regularise retention of a single dwelling (Class C3) and associated works."

1.3 The application site is a modest 2-bedroom residential (Class C3) dwelling. The site is located to the southwest of Bradenstoke with a garage located to the west of the site.

1.4 Given that the proposals have been completed, this application is submitted as a retrospective application to regularise the unlawful use that have taken place on site.

1.5 This statement is structured in the following order and is to be read in conjunction with the plans submitted: -

- Background
- Planning Policies
- Assessment
- Heritage
- Development Use
- Conclusion

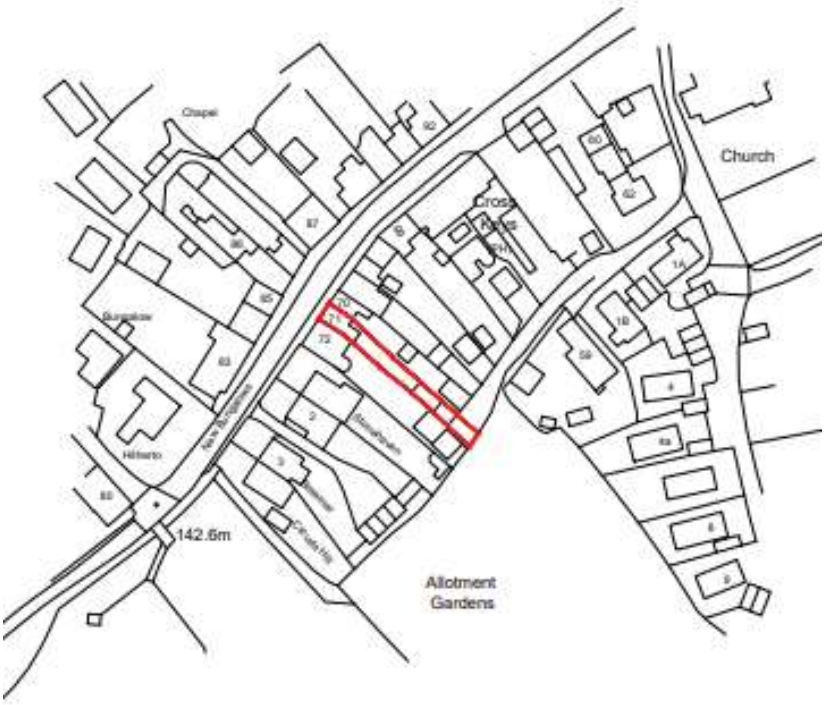
2. Background

2.1 The Application Site lies within the Bradenstoke conservation area, is outside the AONB, and is outside The Rural Buffer. The site is not in a protected landscape or designated green belt. There are no ecological designations of note, nor protected trees.

2.2 The site comprises of the following:-

- Adopted Wiltshire Core Strategy (2015);
- North Wiltshire Local Plan 2011 (2006); and
- Lyneham & Bradenstoke Neighbourhood Development Plan 2020-2030 (2021).

2.3 The provisions of Core Policies 1 and 19 identify Bradenstoke as being a "small village". This is defined by the Core Policy 1 as being a settlement "some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities.".



Site Location Plan

2.4 The 'small village' of Bradenstoke has a range of services and facilities including;

- Church;
- Chapel;
- Village Hall;
- Public House;
- Recreation Ground / PROW's; and
- Bus stops / routes

2.5 There are two well maintained Static Home Parks which provide approximately 90 homes largely housing retired members of the community. There is one Public House, two Churches and riding stables in the village. There have been a number of infill developments over the last twenty-five years and the Static Home Parks have expanded the number of sites available during this period. There is no through road as Hollow Way ends at Abbey Farm/MoD land to the west of Bradenstoke.

2.6 The application site is surrounded by grade II listed buildings.

2.7 The boundaries of the Application Site are all well-defined. The northern boundary is formed by a 1.8m high close boarded fence beyond which is the garden of No. 70. The eastern boundary extends all the way to the edge of the allotments and includes part of the gravel track. The southern boundary is formed by a 1.8m high close boarded fence beyond which is No. 72. The western boundary is formed by the extent of the existing dwelling which abuts the footpath.



Front of 71 Bradenstoke (Application Site)

2.8 71 Bradenstoke is served by a shared access with 70 Bradenstoke which has direct access onto the public highway (Hollow Way). The main access is located at the rear of the dwelling.

2.9 Previous planning history relating to the Application Site consists of the following: -

- Application Ref: N/99/00385/LBC.
  71-72 Bradenstoke.
  Internal Alterations.

- Application Ref: N/99/00365/TCA.
  Honeysuckle Cottage, 71/72 Bradenstoke.
  Tree felling.

2.10 The property is surrounded by a number of listed buildings (refer to Heritage section for more detailed information).

3. Planning Policies

3.1 Wiltshire Core Strategy 2015

Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 19: Royal Wootton Bassett and Cricklade Community Area
Core Policy 51: Landscape
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the historic environment

3.2 North Wiltshire Local Plan 2011

Policy H3 – Framework of Settlement
Policy HE1 – Conservation Area

3.3 Lyneham & Bradenstoke Neighbourhood Development Plan 2020-2030 (2021).

Policy 2 – Design
Section 3.2 – Objectives
Section 4.1 – Housing Strategic Aims
Section 4 – Housing

3.4 New version of the National Planning Policy Framework (NPPF) published 20 July 2021.

Paragraphs 130 (b & c) and 134, 174 (b).
Paragraph 127 (f).

4. Assessment

4.1 The application site is located within the small village of Bradenstoke. The provisions of Core Policies 1 and 19 identify Bradenstoke as being a "small village". This is defined by the Core Policy 1 as being a settlement "some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities.".

4.2 Core Policy 51 relates directly to landscape and sets out development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Any negative impacts are required to be mitigated as far as possible through sensitive design and landscape measures.

4.3 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.

4.4 Policy 57 sets out applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;

- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;

- the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;

- responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;

- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area;

4.5 Core Policy 58 relates to the conservation of the historic environment and requires development to protect, conserve and where possible enhance the historic environment.

4.6 Within the North Wiltshire Local Plan are five underlying Aims expressing, at a local level, the objectives for sustainable development set out at National, Regional and County level.

- To facilitate a sustainable pattern of land uses to reduce the consumption of natural resources whilst making best use of existing assets.
- To protect, enhance and provide the housing and facilities the community needs.

- To facilitate good quality design and protect existing amenities where possible.
- Enhance the quality of life of residents and visitors to North Wiltshire through the conservation of the built and natural environment.
- To facilitate sustainable business development for a prosperous and robust economy.

4.7 To regularise the retention of a single dwelling (Class C3) and associated works, no changes to the character and appearance of the property will occur. It is important in making it clear that regularisation should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance.

4.8 Policy 2 Design - confirms A high standard of design will be expected to be in keeping with existing building styles, scales and materials to ensure that the character, appearance and environmental quality of the Bradenstoke area is maintained or enhanced, and to promote safety and compatibility between adjoining land uses:

4.9 Paragraph 1.33 Relationship to Historic Context (Policy PD1, B(7)) states that proposals should demonstrate how they protect historic features or areas and their settings, particularly:- listed buildings; conservation areas; sites of archaeological interest; historic parks and gardens; and other important non listed buildings or features.

4.10 Policy HE1 Development in conservation areas mentions that In Conservation Areas, proposals for development, advertisements and other works will only be permitted where the proposal will preserve or enhance the character or appearance of the area. Open spaces, village greens, gaps between buildings, fields, gardens and trees that provide attractive views and vistas to, from and within public areas will be protected from development that would fail to preserve or enhance the character or appearance of a Conservation Area. When permitting development in Conservation Areas, the established historic streets, building lines and frontages, burgage plots and boundaries, the plan form of buildings, and other historic physical and landscape features will be conserved and incorporated into the proposal where appropriate. Development should be designed to preserve or enhance the character or appearance of the area.

5. Heritage

5.1 The main consideration is the effect and appearance of the retrospective application upon a heritage asset. In consideration the following legislation and policies apply: -

a) The provisions of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special attention to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The former is seen as relating to a combination of all aspects of a place that together make it distinct from anywhere else. The latter is seen as relating to the combination of the specs of a place that determine the visual impression that it makes.

b) The Revised NPPF, Wiltshire Core Strategy Policies 57(i and iv) and 58 and the Wiltshire Local Plan Policy HE1 requires due consideration to be given to the impact of a development proposal on local character/appearance particularly where this involves a designated heritage asset. In this case, this is considered to be the Conservation Area.

Adopted Wiltshire Core Strategy (Adopted January 2015);

5.2 Core Policy 57 (Ensuring High Quality Design and Place Shaping) confirms that a high standard of design is required in all new developments which draws on local context in order to maintain or create a strong sense of place. Proposals should enhance local distinctiveness, retain existing landscape/natural features and be sympathetic to their surroundings, taking account of the needs of future occupants and using high standards of building materials.

5.3 The Local Plan comprises the Wiltshire Core Strategy. Formerly relevant saved policies (HE1, HE4 & HE5) from the North Wiltshire Local Plan (2011) have been replaced by Core Policy 58. In respect of change within conservation areas, the Wiltshire Council website notes: “Where change does occur, the intention will be to provide a framework to allow this to be monitored effectively and managed in a positive way to reinforce the existing character and appearance of the area.” This statement accords with the general thrust of the NPPF which does not seek to prevent change.

5.4 Policy CP58 states that designated historic assets and their settings will be conserved, and where appropriate enhanced. These heritage assets include listed buildings and their settings, and the special character or appearance of conservation areas and their settings.

5.5 The policy requires development to protect, conserve and where possible enhance the historic environment, avoiding “unacceptable impact on historic environment particularly where this could be avoided or mitigated”.

5.6 The interest of the area as a whole is diverse and mixed with 20th century developments forming compatible elements within the historic village by virtue of design and material. The diversity of the area forms part of its character and appearance.

Revised National Planning Policy Framework (July 2021);

5.7 The Revised NPPF (para. 189 of Part 16) Conserving and enhancing the historic environment states that "Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

5.8 Furthermore "when considering the impact of proposed buildings on the significance of a designated heritage asset, great weight should be given to the asset's conservation". (NPPF para 194) stipulates that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

5.9 The Revised NPPF (para 197) states that in determining applications, local planning authorities should take account of:

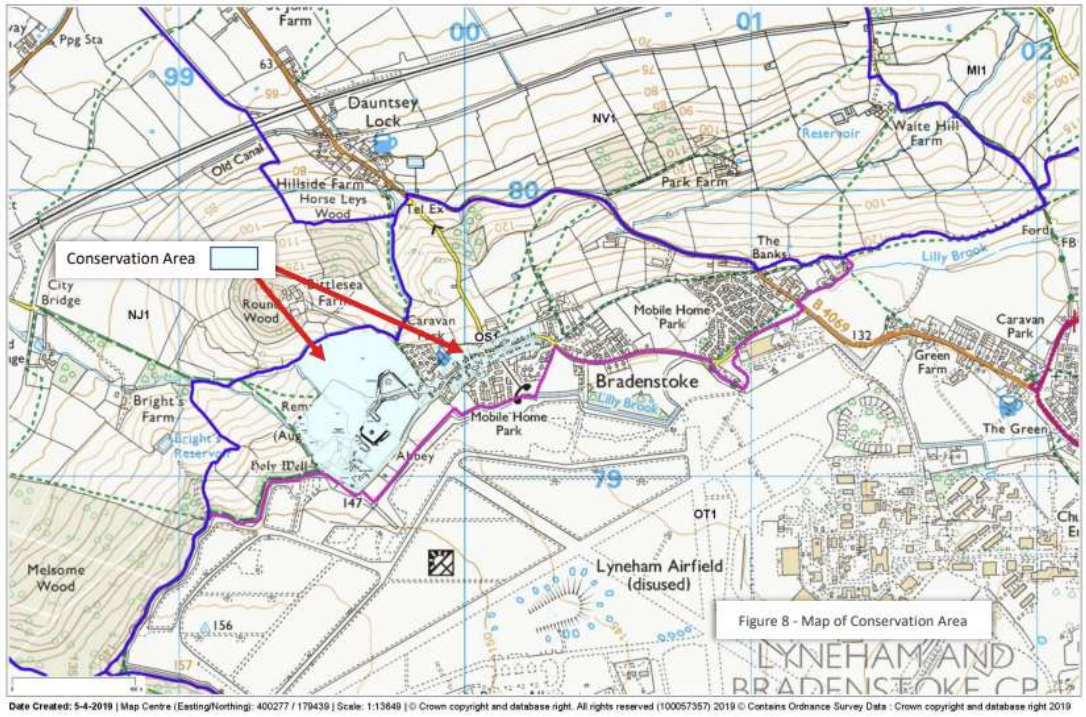
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.10 Paragraphs 199-202 (Considering potential impacts) indicates to consider the level of harm to assets and the weighing of that harm in the determination of applications. "Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent. 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, including securing its optimum viable use.

5.11 *Bradenstoke - Conservation Area*



Bradenstoke Conservation Area Map

5.12 The application site falls within the Bradenstoke Conservation Area. Part of the main street (the oldest part) is included in the conservation area and so is the scheduled monument 'Bradenstoke Priory and Fishponds', it also contains a handful of listed buildings. No exact details or appraisal of the conservation area can be found online.

5.13 Bradenstoke is a small settlement, adjoining the northern boundary of MoD Lyneham, the southern boundary together with Lyneham Banks, western border of the Parish is the escarpment forming the southern edge of Dauntsey Vale through which the M4 connects London to Wales.

5.14 Listed Buildings within the vicinity of the application site are as follows;



Honeysuckle Cottage, 72, Bradenstoke:

- Grade II listed.
- Entry number – 1022670
- Adjoining property (West)



Tudor Cottage, 69, Bradenstoke:

- Grade II listed.
- Entry number – 1283118
- Adjoining property (East)



Little Tudor Cottage, 67, Bradenstoke:

- Grade II listed.
- Entry number – 1363679
- Approximately 10m East



66, Bradenstoke:

- Grade II listed.
- Entry number – 1283115
- Approximately 20m East



Clack Cottage, 83, Bradenstoke:

- Grade II listed.
- Entry number – 1363677
- Approximately 20m West



Windrush Cottage, 84, Bradenstoke:

- Grade II listed.
- Entry number – 1199913
- Approximately 11m West



Providence Chapel and Manse, 86, Bradenstoke:

- Grade II listed.
- Entry number – 1022667
- Approximately 19m North West



92, 93 and 94 Bradenstoke:

- Grade II listed.
- Entry number – 1363678
- Approximately 45m North East





Present day







Bradenstoke Priory c 1920

Bradenstoke Priory and fishponds and an associated motte and earthworks at Clack Mount:

- Scheduled Monument
- Entry number – 1010807
- Approximately 130m South West

5.15 The suggestions within this application are not considered to harm the setting of the listed buildings.

6. Development Use (Retrospective)

6.1 The application site measures approximately 193.8m² in area and is located on the western side of Bradenstoke.

6.2 The applicant is seeking retrospective Planning Permission to regularise the retention of a single dwelling (Class C3) + associated works.

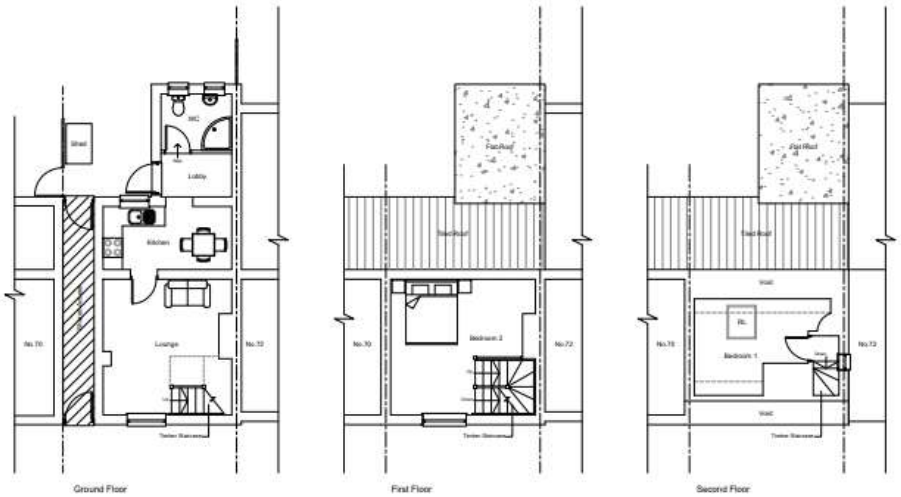


Existing Site Plan

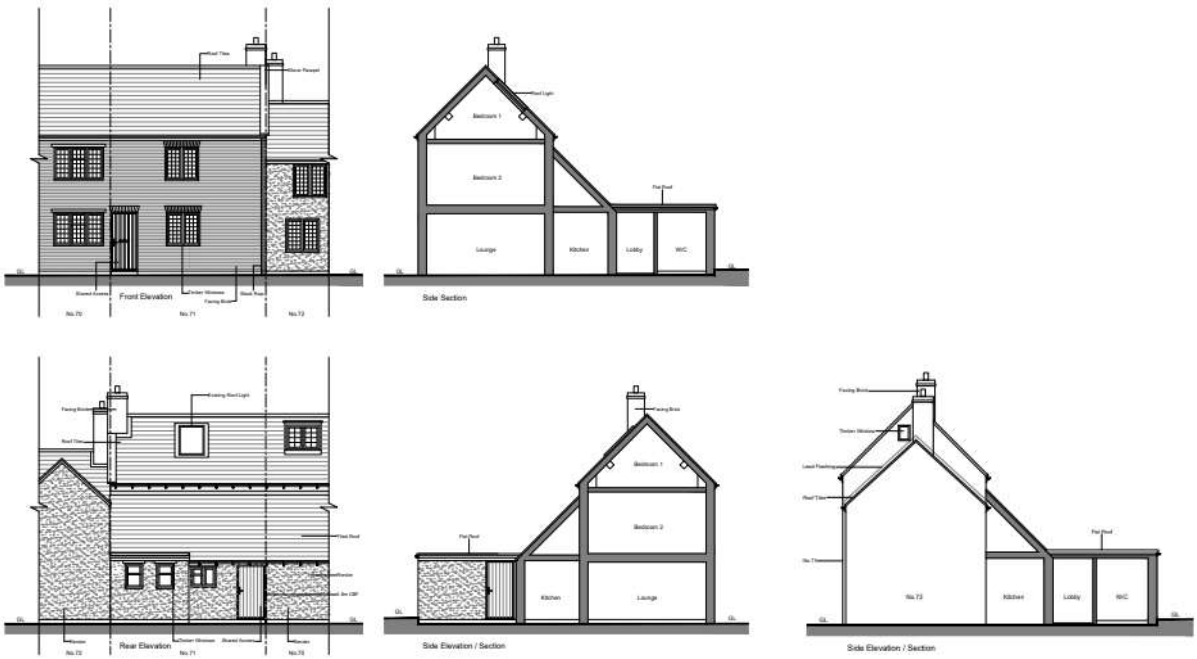
71 Bradenstoke

6.3 The 2-bedroom building known as '71 Bradenstoke' comprises a three-storey building with a second floor attic room.

6.4 Existing material features include facing brickwork, white render, roof tiles, timber oak doors and timber windows.



Existing Floor Plans



Existing Elevations + Sections

Existing Areas

6.5 The area for 71 Bradenstoke measures 61.1m².

Landscaping

6.6 The existing frontage, 1.8m high close boarded fence that encloses the north and south of application site, present amenities and the garage to the east remains as existing.

Access and Parking

6.7 A safe and satisfactory access is served off the rear access gravel track and remains as existing.

Drainage

6.8 Foul drainage discharges into mains drainage.

Surface water discharges into existing soakaways.

Noise

6.9 The application does not create any overbearing impact on neighbouring amenity or add to noise levels.

Impact

6.10 The application does not result in any substantial harm to the existing character of the local area and within the conservation area. Refer to Existing Site Plan.

6.11 Photographs



Front of 71 Bradenstoke



Rear of 71 Bradenstoke

7. Conclusion

7.1 In this case, the balance of material planning considerations confirms that the retrospective application to regularise retention of a single dwelling (Class C3) is considered acceptable in-principle.

7.2 Residential amenity - the application maintains the amenity of adjoining neighbours and does not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.

7.3 This application should be acceptable in principle since it would be in keeping with the prevailing residential character of the area. The regularisation in its layout and character are considered sensitive to the local character and identity and variation within the village.

7.4 The application would not conflict with any policies within the Core Strategy or any saved policies within the North Wiltshire Local Plan 2011.

7.5 It accords with both national and local planning policy, in particular the policies of the National Planning Policy Framework.

7.6 There are no other overriding constraints to the development of the site by way of ecology, flood risk, arboriculture or drainage.

7.7 Safe and convenient access to the site is readily available, and car parking is provided.

7.8 In conclusion, we would submit that the application is acceptable in all respects and request that retrospective Planning Permission is granted.

Ian Sullivan

June 2023