PLANNING STATEMENT

Erection of a timber gazebo and a garden/storage room

The Round House
4 Masons Lane
Bradford on Avon
Wiltshire
BA15 1QN

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RTPI
mediation of space · making of place

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1. Introduction

1.1 This statement has been prepared in order to explain and support an application for householder planning permission for the erection of 2 garden buildings at The Round House, Bradford on Avon.

1.2 This proposal has been prepared on behalf of the applicants, Mr and Mrs Tilbury.

1.3 This request should be read in conjunction with the following documents:

- Location plan
- Site plan

2. Site and surroundings

2.1 The site is located in the centre of Bradford on Avon.



Magic Maps view of the site

2.2 The Round House is a 4-storey detached dwelling nestled between Masons Lane to the west and Whiteheads Lane to the east. There are gardens surrounding the dwelling which are terraced and a more open part of the garden to the east of the house within an access onto Whiteheads Lane.



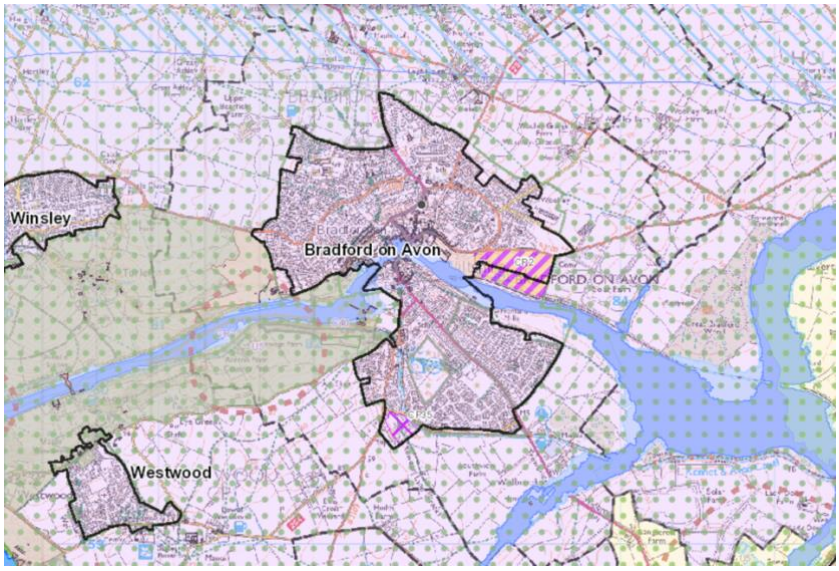
Google Earth site boundary of the site

2.3 The Round House itself is Grade II Listed (Entry Reference 1036075) and there are numerous other heritage assets in the vicinity, including Grade II Listed 5 and 6 Mason's Lane (Entry Reference 1184071) directly adjacent to the east, as well as Grade II* Listed Former Wesleyan Methodist Church (Entry Reference 1036046) a bit further to the southwest.



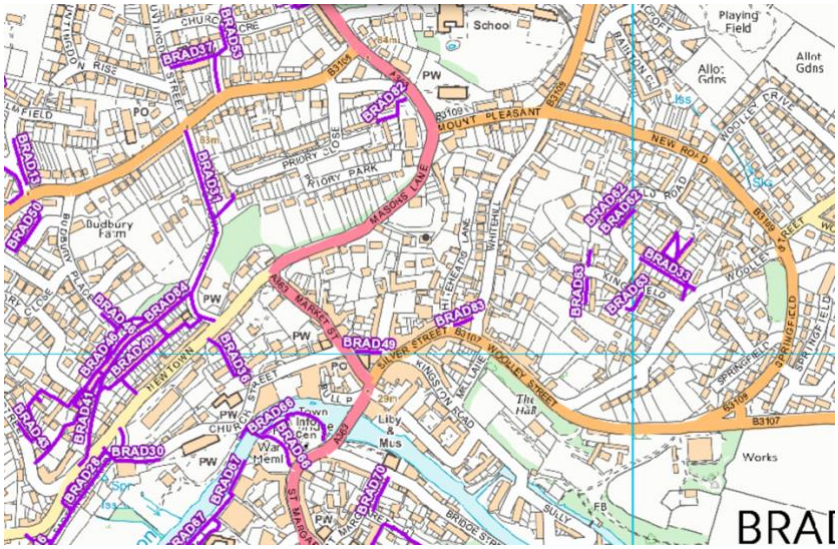
Historic England view of the site

2.4 The site is within the Bradford on Avon Conservation Area, as shown below, however no other special designations apply to this site.



Source: Wiltshire Core Strategy Interactive Map

2.5 There is an extensive network of footpaths in the area, though none in the vicinity of the site.



Wiltshire Council Public Rights of Way Map

2.6 The site is within Flood Zone 1 where there is a very low probability of flooding and where there are no restrictions on development on flooding grounds.



Flood Map for Planning

3. Proposal

3.1 The proposal is for the erection of 2 small garden buildings:

- Gazebo for sitting out
- Garden room with storage for tools and equipment

3.2 The garden is currently being tidied up and replanted and the proposed buildings will be key features of the new garden design.

4. Planning history

PL/2021/10324	Minor internal alterations to the ground floor room layout and doors, and external alterations to the railings. New gate to driveway. Approved with conditions.
16/12435/LBC	Change of a window in a rear wall to a door. Approved with conditions.
18/01781/TCA	Fell Portuguese Laurel. No objection.
W/08/02724/LBC	Replacement of gallery walkway boards. Approved with conditions.

W/97/01467/LBC	Reinstatement of stone finial and repairs. Approved with conditions.
W/97/01400/TCA	Felling of Horse Chestnut tree. Approved.

5. Planning policy

National Planning Policy Framework 2021

Chapter 2	Achieving sustainable development
Chapter 11	Making effective use of land
Chapter 12	Achieving high-designed places
Chapter 15	Conserving and enhancing the natural environment
Chapter 16	Conserving and enhancing the historic environment

Wiltshire Adopted Core Strategy 2015

Core Policy 7	Spatial Strategy for the Bradford on Avon Community Area
Core Policy 41	Sustainable Construction and Low Carbon Energy
Core Policy 48	Supporting Rural Life
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

6. Planning considerations

6.1 The starting point in the consideration of new development, as set out in the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Paragraph 11 of the NPPF requires that a presumption in favour of sustainable development be applied and that development proposals that accord with an up-to-date development plan be approved without delay.

6.2 The key issues in determining this application are as follows:

- Layout, scale and design
- Visual and landscape impact
- Amenity
- Heritage Impact

7. Layout, scale and design

7.1 The proposal is for 2 small buildings which will be in keeping with the character of the Conservation Area. The proposed gazebo is modest and of a traditional design which will be an attractive addition to the garden. The gazebo may be glimpsed from Whiteheads Lane, but is modest and of appealing design.

7.2 The garden room will be tucked into the southwest corner of the garden where there is mature boundary planting. Again, the building is small and will feature timber clad walls and a green roof. It is not considered that there would be any adverse impact on either the Conservation Area or the setting of the listed building.

7.3 The applicants are undertaking additional tree and shrub planting and this will increase the visual enclosure of the site.

8. Amenity

8.1 It is not considered that there would be any impact on the amenity either of neighbouring properties or future residents of The Roundhouse.

9. Heritage Impact Statement

9.1 The Roundhouse is Grade II listed, List Entry Number 1036075 and the listing reads:

> 2. On Mason's Hill, reached by a path from Mason' Lane. Probably early C19. Circular structure of coursed rubble. 4 storeys in 4 stages reducing in diameter and with plain string at each floor level. Shallow cone slate roof with tall ashlar chimney-stack to right. Overhanging eaves supported by paired curved brackets. Windows in pairs, 1 pair per floor. Casements in lancet-arched freestone surrounds. Panelled door at rear. A very

prominent building in the town scape of Bradford-on-Avon. Nos 4 to 6 (consec) form a group.

9.2 The proposed gazebo and garden room are to be sited well away from the house. Both have been carefully designed to complement the house and garden. For example, the gazebo echoes the circularity of the main house.

9.3 The proposed garden room is to be sited in a discreet position in one corner of the lower garden.

9.4 It is not considered that either building would adversely impact the setting of the listed building or the character of this part of the Conservation Area.

10. Conclusion

10.1 This proposal has been carefully designed to provide valuable garden storage space required to maintain what is a large garden as well as a sheltered place for sitting out.

10.2 The proposal complies with both national and local planning policy and there are no material considerations which indicate that permission should not be granted. We therefore respectfully request that planning permission be granted without delay. We would, of course, be very happy to provide additional information should it be required.