DESIGN AND ACCESS STATEMENT incorporating Planning Statement

Conversion of domestic outbuilding and garage to two dwellings.

At
70 Frome Road
Southwick
Trowbridge
Wiltshire
BA14 9QQ

For Mr & Mrs Gray

1. Introduction

The application seeks full planning permission for the conversion of the current domestic garage and outbuilding to two flats at the rear of 70 Frome Road, Southwick.

The existing building is a large garage/outbuilding that sits behind the host dwelling and is accessed via the existing drive which serves the host dwelling with two car parking spaces.

It is proposed to extend and convert the existing building into two 1 bedroom flats with access to rear garden amenity space.

The site has been put forward for the call for sites for the Southwick Neighbourhood Plan.

2. Planning Policy

National Planning Policy Framework (NPPF)
The NPPF is framed as a positive, responsive and enabling document, seeking to facilitate sustainable development and growth, supporting and securing, rather than impeding, sustainable economic growth and ensuring the planning system operates to this end; indeed, significant weight should be placed on the need to support economic growth through the planning system. Applications for sustainable development should be approved wherever possible, consistent with an overarching approach that demands 'a presumption in favour of sustainable development. It advocates a proactive, creative and solution-seeking approach to planning.

This proposal optimises the development potential of the site, whilst taking into account the density of the site surrounds and will provide a well-designed scheme that sits comfortably within the plot and will be in keeping with the appearance and massing of surrounding buildings and as such, is considered to be consistent with National Planning Policy.

Local Planning Policy

The following policies are recognised as particularly relevant to the proposal.

Wiltshire Core Strategy (WCS)
CP1 – Settlement Strategy
CP2 – Delivery Strategy
CP50 – Biodiversity and Geodiversity
CP57 – Ensuring High Quality Design and Place Shaping

CP58 – Ensuring the Conservation of the Historic Environment
CP60 – Sustainable Transport
CP61 – Transport and New Development
CP64 – Demand Management
CP67 – Flood Risk

Saved Policies for the West Wiltshire District Local Plan (1st Alteration)
H16 Flat Conversions
U1a Foul Water Disposal

The Southwick Neighbourhood Development Plan 2018-2036
Policy 6: Additional Housing Development

The proposal meets the relevant criteria of the SNDP Policy 6 as the scale is largely unchanged, it respects local residential amenity, can easily be serviced, is highly sustainable in location and design in keeping with the latest building regulations, has no impact on existing heritage assets and sits within the existing residential development envelope.

The smaller scale of the development will appeal to and provide for those at the more affordable end of the housing sector, whether that be rental or owned.

The site was put forward for development as four units as part of the call for sites for the Southwick Neighbourhood Plan 2018 - 2036 and has been re-submitted for the current call for sites, but now as two units. It is considered that this is a more appropriate development of the site.

3. Layout

The internal layout will provide two 1 bedroom flats each with a bathroom and open living room/kitchen/diner. Access will be through a communal door to a communal hallway from which each individual property can be accessed independently. Bifold doors to the rear of each flat will provide easy access to the rear garden space which can be subdivided between the two flats and the host property.

4. Scale & Appearance

The existing building is a single storey structure with a monopitch roof that rises steeply to the north west. A line of windows runs down the north east elevation. The south east elevation contains a roller door at the rear of the drive. A pedestrian door allows access to the building from the courtyard to the rear of the host property.

It is proposed to extend the building to the north west with a modest single storey mono pitched pitched extension that will provide lighting to the internal areas through rooflights and bifold doors as well as increasing the internal floorspace. Materials would match existing.

5. Landscaping

A patio will be provided leading from the extension to the grass lawn to the rear, which will be subdivided with close board timber fencing 1.8m high.

6. Access

Each flat has room within the open space dining area for cycle storage for the one cycle per bed space required by policy.

There are no proposed parking spaces as it is considered that the occupiers of the flats will most likely be of a demographic that would not own a car and would use the public transport infrastructure available close to the site.

The X34 bus stops within 200m of the site and provides half-hourly travel to Frome (17 minutes) and Trowbridge (8 minutes), both of which benefit from train stations which connect to the mainline infrastructure at Westbury or Bath Spa.

In addition it should be noted that as a society we are repeatedly encouraged to reduce our carbon footprint in order to mitigate our impacts on climate change. One of the most effective ways of doing so is to reduce our private vehicle use and increase reliance on public transport. In order to encourage a change in behaviour certain Councils are working towards reduced parking provision both publicly and privately. In this sustainable location served by a regular get-to-work bus route in both directions, we consider that it is therefore acceptable that there is no parking provision within the site for the two units. Cycle parking is however accessible.

With regards to the potential target demographic, a one bedroom unit is more likely to be occupied by someone who does not have recourse to their own motor vehicle, thus the lack of parking would be a moot point.

7. Conclusion

The proposal is for 2 large one-bedroom units through conversion and extension of the existing domestic outbuilding and garage to the rear of 70 Frome Road.

The site was included in the call for sites for the Southwick Neighbourhood Plan and is brought forward in the knowledge that this will be taken into account.

The proposal will benefit the village by providing two modest sized units for smaller households in close proximity to existing retail facilities and sustainable public transport to both Frome and Trowbridge.