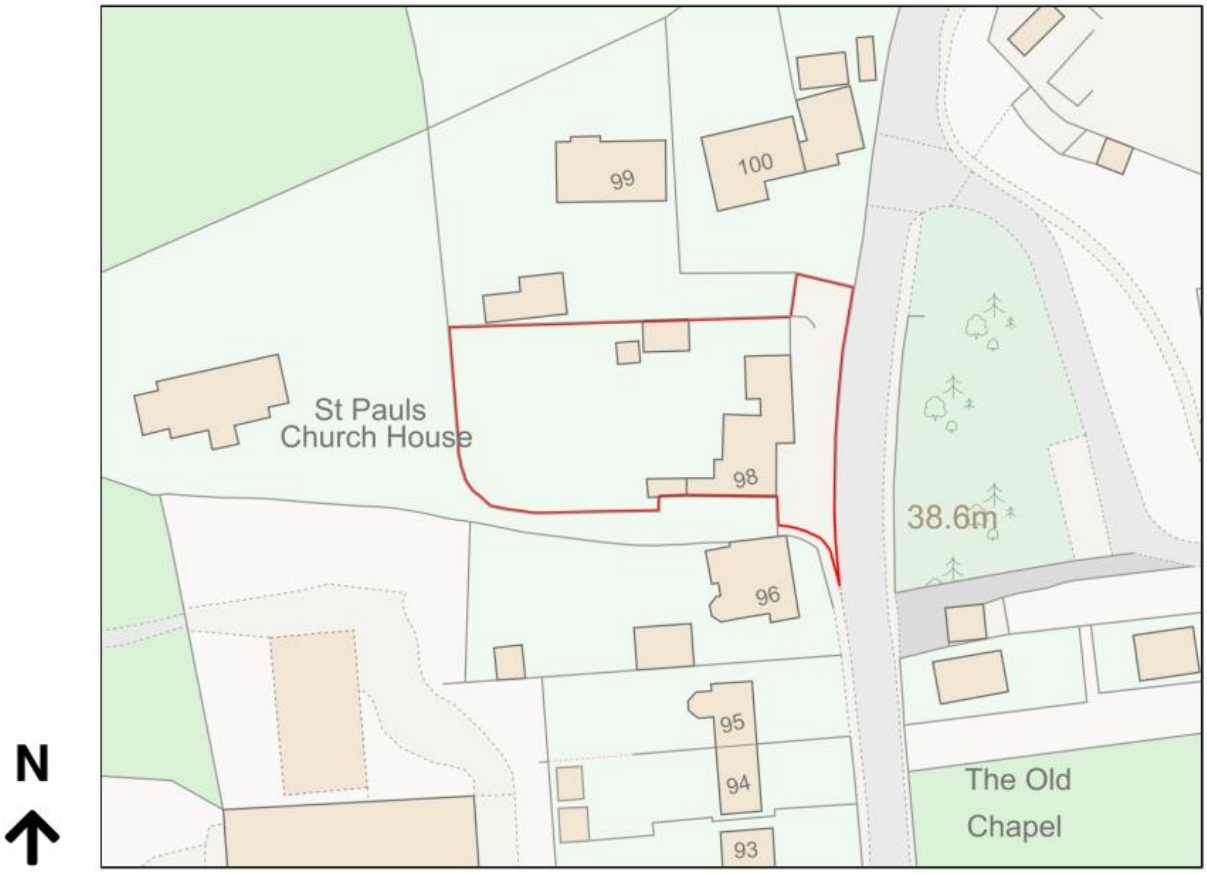
CASE OFFICER'S REPORT

Application Reference:	PL/2023/05426
Application Type:	Householder planning permission
Consultation Ends:	03/08/2023
Case Officer:	Jonathan Maidman

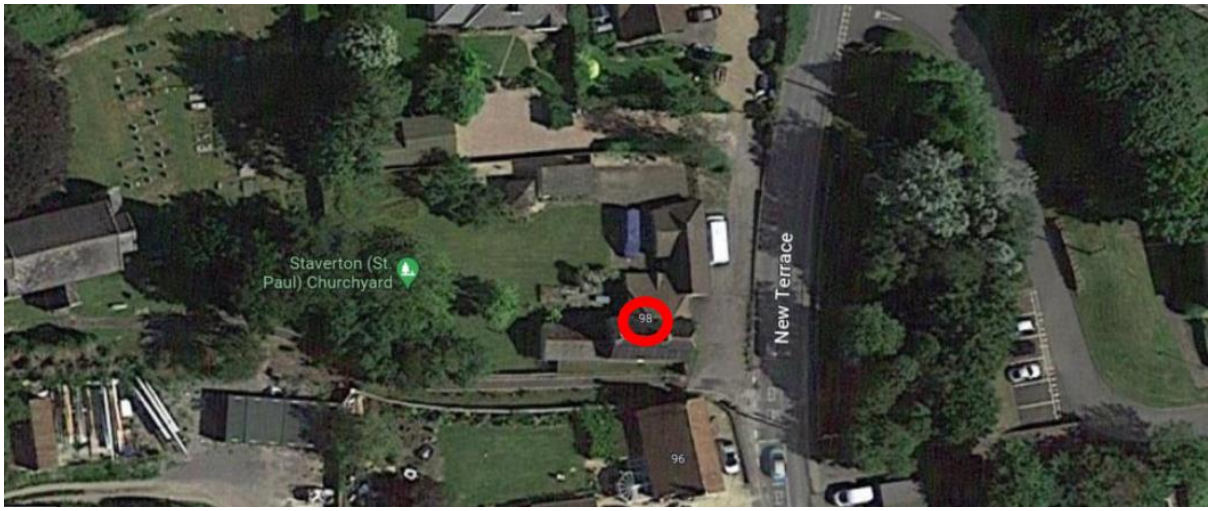
Site Address:	Avonlea 98 Staverton, Trowbridge, BA14 6PE
Proposal:	Alterations and extensions to existing dwelling including first floor rear extension
Recommendation:	Approve with Conditions

SITE DESCRIPTION AND PROPOSAL

The application site is occupied by a large, detached dwelling set within a spacious plot in Staverton as shown outlined in red in the submitted plan below:

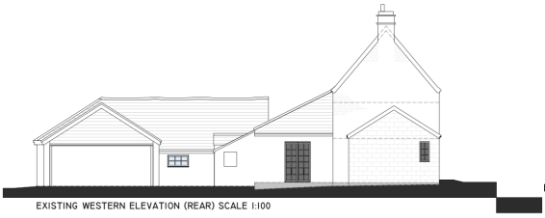


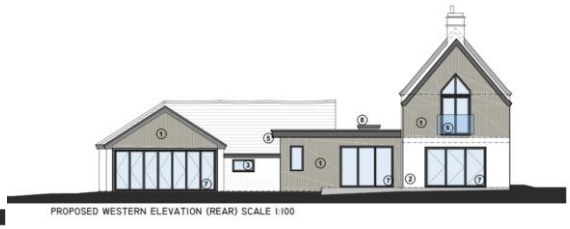
The following aerial photograph from Google shows the site and surrounding context:



The property has been extended in the past, and this application seeks planning permission to make further enlargements and alterations to the dwelling. The most notable change proposed is a first-floor rear extension. Other changes are also proposed to the entrance hall/porch as well as conversion of the existing attached garage and various changes to doors and windows.

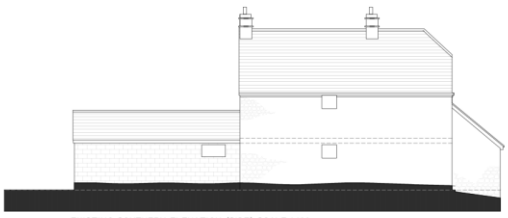
The following existing and proposed elevations and floor plans show the extent of the proposals and allow for a quick and easy comparison:

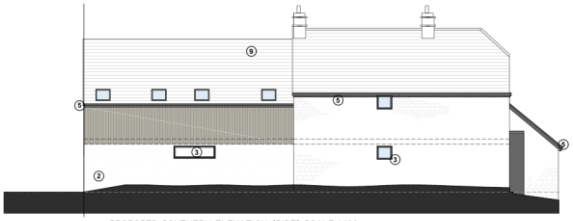

EXISTING WESTERN ELEVATION (REAR) SCALE 1:100

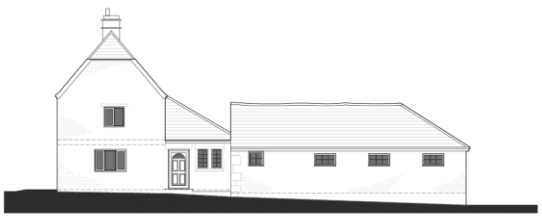

PROPOSED WESTERN ELEVATION (REAR) SCALE 1:100

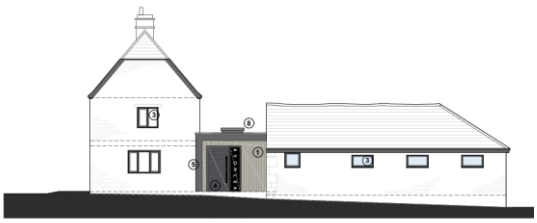

EXISTING NORTHERN ELEVATION (SIDE) SCALE 1:100

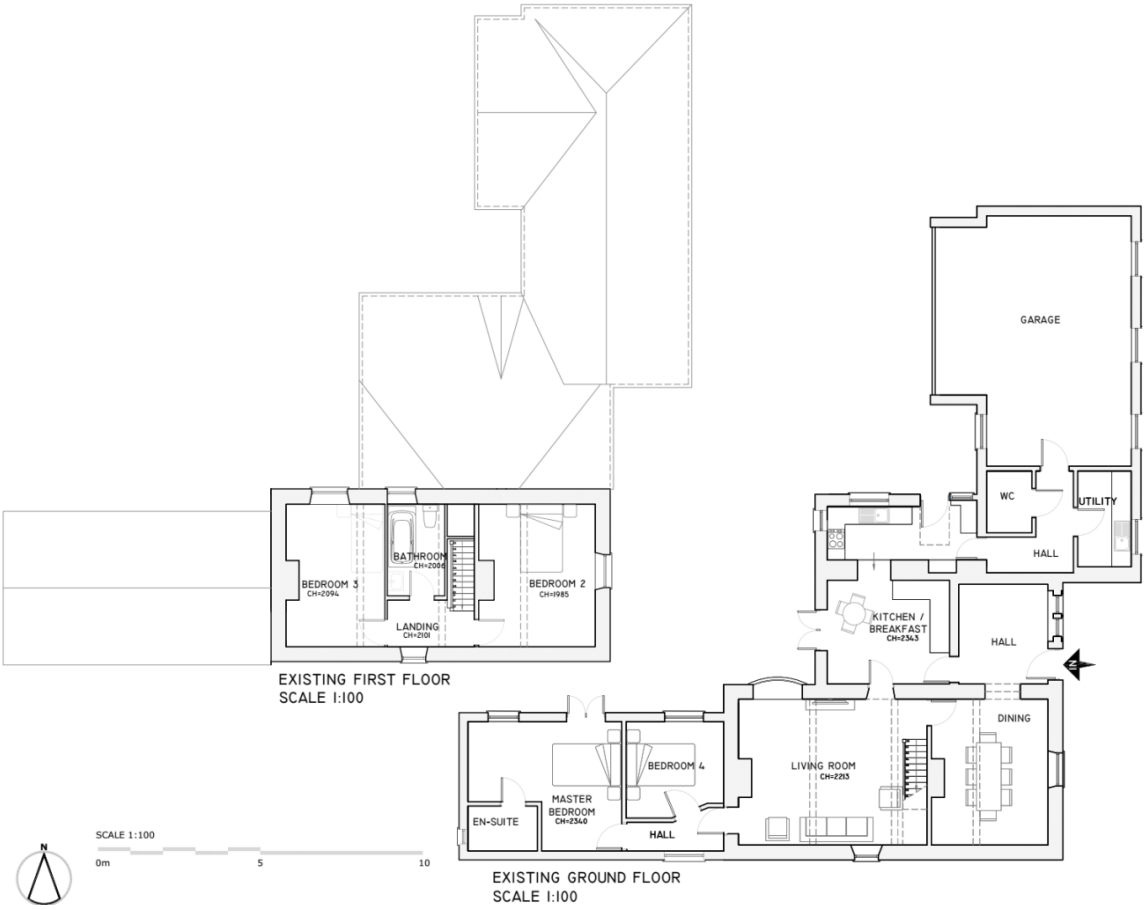

PROPOSED NORTHERN ELEVATION (SIDE) SCALE 1:100


EXISTING SOUTHERN ELEVATION (SIDE) SCALE 1:100


PROPOSED SOUTHERN ELEVATION (SIDE) SCALE 1:100

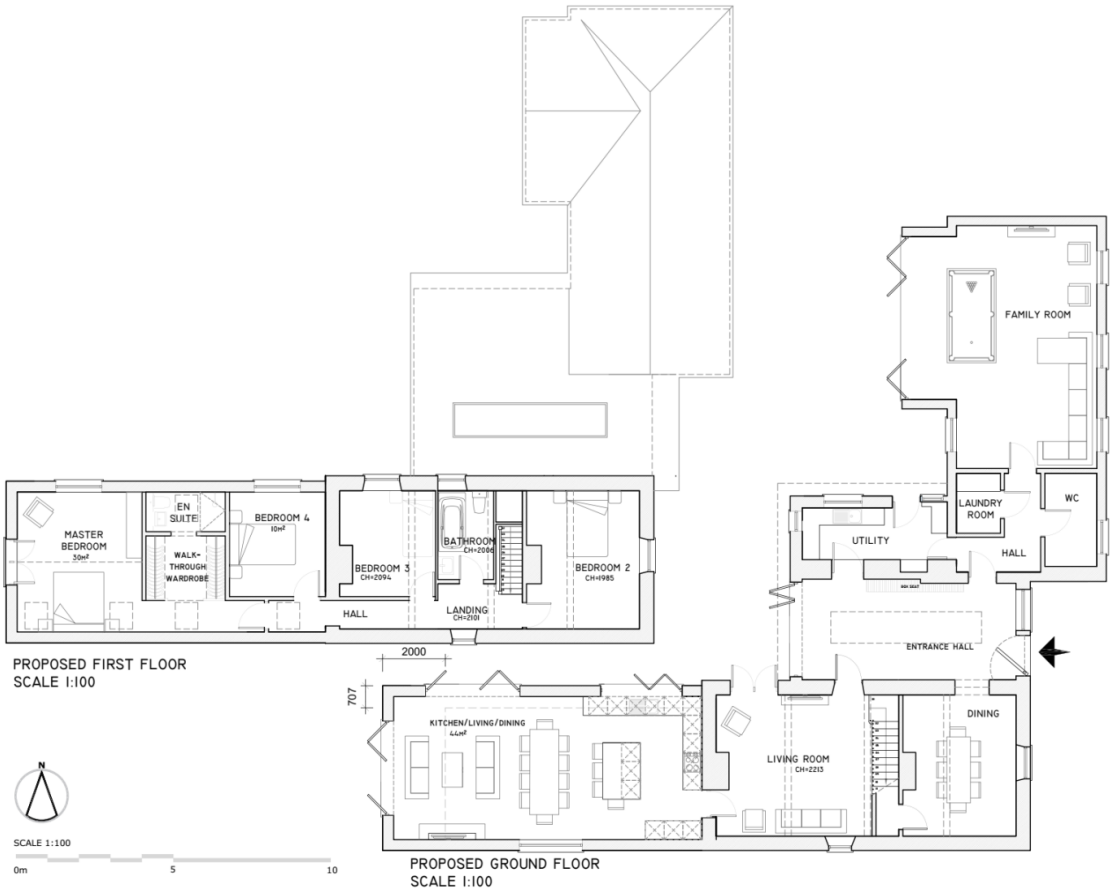

EXISTING EASTERN ELEVATION (FRONT) SCALE 1:100


PROPOSED EASTERN ELEVATION (FRONT) SCALE 1:100



EXISTING FIRST FLOOR
SCALE 1:100

EXISTING GROUND FLOOR
SCALE 1:100



PROPOSED FIRST FLOOR
SCALE 1:100

PROPOSED GROUND FLOOR
SCALE 1:100

POLICIES

National Planning Policy Framework (NPPF)

2. Achieving sustainable development
4. Decision-making
9. Promoting sustainable transport
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 7: Bradford on Avon Community Area
Core Policy 29: Spatial Strategy for the Trowbridge Community Area
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the Conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Other

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990

Wiltshire Local Transport Plan 2011-2026

RELEVENT PLANNING HISTORY

W/97/00533/FUL: Two storey extension - **Approved**.

REPRESENTATIONS

WC Highways: "No objection - The proposals will not increase the number of bedrooms in the dwelling and the parking arrangement will remain the same".

Staverton Parish Council: No comments received.

Neighbour/third parties: No comments received.

PLANNING ISSUES

- Principle of development
- Size, design, and impact on the building itself, character and appearance of the area and setting of heritage assets
- Neighbour amenity
- Highways and parking

Principle of development

The WCS states that Staverton is located in the Bradford on Avon Community Area but adjoins Trowbridge and should be considered in relation to both Trowbridge and Bradford on Avon.

The site is not within a settlement boundary. The property is however surrounded by other residential properties and the application relates to making additions and alterations to the existing dwelling. It is concluded that there is no objection to the principle of the proposals subject to consideration of all material planning issues and site-specific constraints.

Size, design, and impact on the building itself, character and appearance of the area and setting of heritage assets

There would be a marginal increase in the footprint of the building as a result of the proposals. The proposed first floor extension is at the rear and has been designed to appear subservient, being stepped down from the ridge and having a lower eaves height. It would be clearly visible from some neighbouring properties and the path which leads to the Church, and it would be able to be seen from the road albeit the view would be fleeting and rather oblique. The following photographs show the existing single storey rear extension taken from various viewpoints within and outside of the site:







Given the size, design, and positioning, it is concluded that that the rear extension would not make the enlarged property appear dominating or incongruous.

Various other alterations are proposed, and these changes combined with the materials to be used (such as larch cladding) would refresh and update the appearance of the building, providing a contemporary look. There are no concerns with any of the proposals which are judged to respect the existing building and would not result in any harm to the prevailing character and appearance of the area. All proposed materials are considered appropriate and are clearly detailed on the plans. The dwelling would also retain a large rear garden and sufficient parking space. The development is concluded to comply with CP57 of the adopted WCS.

There are listed buildings/structures nearby. The map below shows the property subject of the application (No.98), and nearby listed buildings/structures are shown outlined in black and hatched:



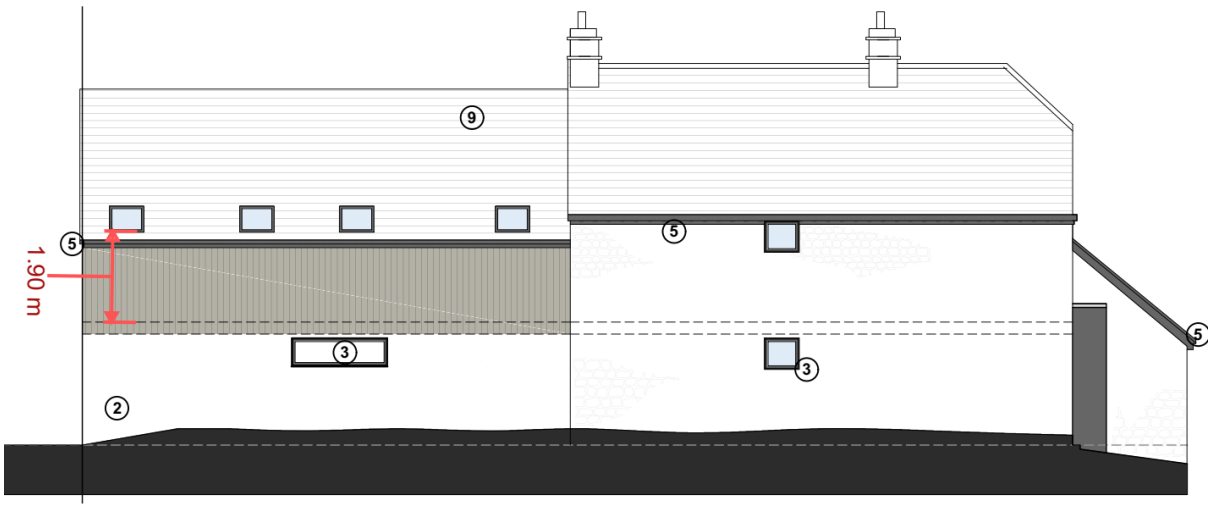
Consideration must therefore be had to the impact of the proposals on these designated heritage assets. The Church of St. Paul is grade II listed. The planning history for the Church details that permission was granted in 2017 to convert it to a single dwelling and it is understood that this has been implemented. As shown in the plan above, it is located a significant distance away from No.98 (the building-to-building relationship is in excess of 50 metres at the closest point with trees and other vegetation screening views between the two buildings). The gates, gate piers and overthrow which lead to the Church are also separately grade II listed and connect to the southern elevation of No.98. These are clearly shown in one of the photographs earlier in this section of the report.

The proposals would not directly impact on the listed gates, gate piers and overthrow. Given the nature of the proposals, appropriate scale and design and respective distances, it is concluded that the proposals would sensitively integrate and not result in any harm to the setting of any listed buildings/structures. The proposals comply with CP58 of the adopted WCS.

Neighbour amenity

The site is within an environment where a mutual degree of overshadowing and overlooking is inevitable and already exists between neighbouring properties. No objections have been received from any neighbours.

The majority of new glazing would face into the applicant's own rear garden. No windows are proposed at first floor level in the side wall of the first-floor extension (facing No.96) however a row of roof lights (4 in total) are proposed. These have the potential to introduce overlooking to the rear garden of No.96 to the south however the lowest part of the roof lights would be 1.9 metres above the floor level as shown in the following excerpt below:



PROPOSED SOUTHERN ELEVATION (SIDE) SCALE 1:100

Due to this, it is not considered that any harmful overlooking/loss of privacy would arise and a condition requiring the roof lights to be obscure glazed/restrictions placed on the opening arrangements would not meet all of the required tests detailed in paragraph 56 of the NPPF. Namely, a condition would not be necessary or reasonable.

The proposals would not be demonstrably harmful to any neighbours. This is due to the size, design and positioning of the proposals, existing boundary treatments, orientation of buildings and separation distances from neighbouring properties.

Highways and parking

Despite the increase in size of the dwelling, the plans show there would be no increase in the number of bedrooms. Whilst the existing garage is proposed to be converted, the large driveway can accommodate many vehicles. There would be no change to the existing access and driveway resulting from this development.

CONCLUSION

The proposed development accords with the objectives of core policies in the WCS and the aims of the NPPF.

RECOMMENDATION: that planning permission be GRANTED subject to conditions.