SJF Planning & Design Service

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Planning statement

For Westwood Maplecroft Bath Road Bradford on Avon BA15 2PE

Proposed Lawfulness of existing Annexe

Building Description



South Elevation



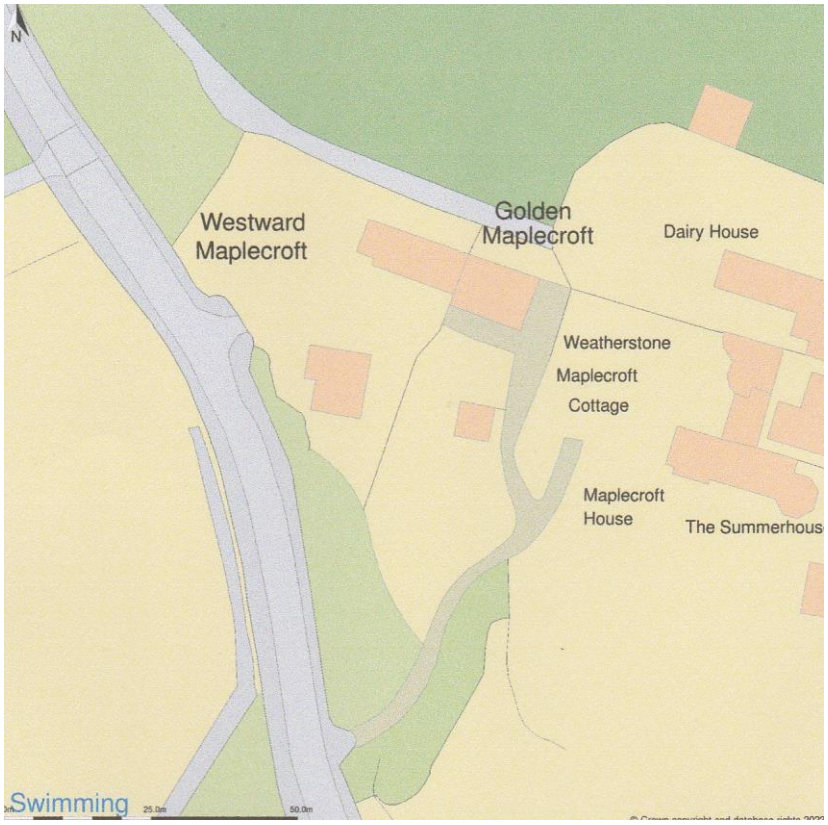
North Elevation



West Elevation

Elevations of local rubble stone with ashlar quoins and surrounds to windows and doors. Clay double roman roof tiles. Brown double glazed upvc casements windows.

The Site



The site is found to the north of Bradford on Avon on the A363 towards Bath.

Planning History

W/91/01200/FUL Extend roof over garage.

The Proposal

This application is to gain a Certificate of Lawful Use for the annexe to be used as a dwelling.

The annexe known as the Garden Cottage has been in existence from at least 1901 being present on ordnance survey maps.

The site has been in the applicant's ownership since 1987 and used by family and visitors for over 30 years.

The Annexe has it's own access onto the A363 although not used at present.
There is ample amenity space and parking attached to the annexe.

The main house has become too large and expensive for the applicants who wish to move into the annexe to make it their home and reduce living costs.