CASE OFFICER'S REPORT

Application Reference:	PL/2023/06415
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	28 August 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	2 BASSETTS PASTURE, BRADFORD ON AVON, BA15 1XE
Proposal:	Proposed front extension to create disabled facility access and level access shower room
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached two storey dwelling, 2 Bassetts Pasture, located within an established residential area in Bradford on Avon. The host dwelling benefits from an off-road parking area and detached garage to the side elevation. The surrounding properties are all similar in style comprising of a similar palette of materials. The host dwelling lies within the consultation zone of the Bath and Bradford on Avon Special Area of Conservation for bats.

This application is seeking permission for a single storey front extension to create a ground floor shower room and an extended level access entrance porch.

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:
CP2 - Delivery Strategy
CP7 – Spatial Strategy for the Bradford on Avon Community Area
CP50 – Biodiversity and Geodiversity
CP57 - Ensuring High Quality Design and Place Shaping

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity
Ecology

Relevant Planning History

W/96/00585/FUL Single storey extension - Approve with conditions
W/01/00412/FUL Two storey extension - Approve with conditions

Consultation Responses
Bradford on Avon Town Council - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.
Bradford On Avon Preservation Trust - No comment

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The proposed development comprises an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Bradford on Avon. The proposed extension is wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments, of particular relevance to householder extensions is paragraph (iii) which requires development to respond 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.

The single storey extension would be positioned on the front elevation, extending over and forward of the footprint of the existing porch area to span across the width of the front facing gable. The extension would employ a lean-to style roof with the central porch area projecting forward of the extension with a hipped roof form.

The fenestration would be similar to existing with the window serving the proposed shower room enlarged with obscure glazing inserted and a single window inserted on the north west side elevation. The applicant seeks to improve the existing access to the property with the installation of a low-level ramp to access the entrance doorway.



Existing (left) and proposed (right) front elevation

The applicant proposes the use of matching materials (reconditioned stone and UPVC fenestration with concrete roof tiles) which would ensure the proposal would integrate into the surrounding setting and existing street scene.

It is considered that the extension would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

Impact on Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

All windows proposed would look out over the applicant's private gardens to the front and side replicating the existing arrangement of the host dwelling, and the applicant proposes inserting obscure glazing on the window serving the downstairs shower room, therefore, no overlooking concerns or privacy concerns are raised.

Given the limited extent of the works, a single storey extension extending over existing development, no overbearing or overshadowing concerns are raised.

Given the scale of the development proposal, it is considered that the proposed extension would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Ecology

The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats therefore due consideration has to be given to the potential disturbance of any bats because of the proposed development. Given the limit extent of works, at single storey level only, any disturbance is considered unlikely. However as a precautionary measure an informative would be

added to any decision that in event any evidence of bat activity is detected that the applicant should follow the advice of a professional ecologist or contact Natural England.

RECOMMENDATION: Approve with conditions

Conditions: (2)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Existing Site Block and Location Plan DWG No 2558-01 P2
Existing Ground Floor Plan DWG No 2558-02 P2
Existing Elevations DWG No 2558-03 P2
Proposed Site Block Plan DWG No 2558-04 P2
Proposed Floor Plan DWG No 2558-05 P2
Proposed Elevations DWG No 2558-06 P2
All Plans Received 31.07.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives: (1)

3 If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.