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Design and Access Statement

# Proposed Conversion from Shop Store to a Single Dwelling at 46-47 Church Street, Wiltshire, BA14 8DN

This design and access statement sets out the supporting information and design principals from which this proposal has been formulated.

This should be viewed in conjunction with the associated plans submitted, AH2023/55 Sheet 1-4

**Brief description of proposal**

The proposal is to convert the existing premises into a dwelling.

## 1. Background

1.1 The site is known as part of 46-47 Church Street, Trowbridge.

1.2 The site lies within the settlement boundary of Trowbridge. Core Policy 1 and Core Policy 29 define Trowbridge as a Principle Settlement. Core Policy 2 states within the limits of development there is a presumption in favour of sustainable development at, amongst others, Principle Settlements. The principle of development has therefore been established and the scheme complies with Core Policies 1, 2 and 29 of the Wiltshire Core Strategy.

1.3 The site is located within the Conservation Area of Trowbridge.

1.4 The site is part of a larger premises known as 46-47 Church Street. The building is classed as a shop which is currently vacant.

1.5 The site relates to only the ground floor and only a small portion of the building. The first and second floor above the site are residential flats and are different addresses & the remainder of the building falls outside of the application site and will remain as a shop.

1.6 The application site was used as surplus storage rooms for the shop, but were no longer required by the shop which was operating. The shop has since closed and so the entire ground floor is vacant, and why another use has been sought for this part of the building.

1.7 There is no off street parking for the site, but the site is located within close proximity to the town centre & there is a council owned car park approximately 200m away.

1.8 The access to the site is via Bowles Court, a pedestrian walkway to the north side of the building, which is access for many of the residential flats above the shops in this location.

1.9 The premises has use of an external bin storage area to the rear of the building.

1.10 Previous planning permissions have been granted for this site for the conversion of part of the shop into a residential dwelling, under reference W/09/01253/FUL – this was very similar to this application, and was never implemented.

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**2. Proposal**

2.1 This is a full planning application application for the conversion of the site from its current shop use into a dwelling.

2.2 This conversion would usually be covered under a prior approval application if it was not located within a conservation area so the emphasis of the application should be on whether the proposal is a positive impact on the conservation area.

**3. Use, layout & Scale**

3.1 The site lies within the settlement boundary of Trowbridge, where development of new residential development can be expected and is in line with local plan policy.

3.2 The Wiltshire Core Strategy (WCS) was adopted on 20th January 2015 and therefore holds full weight in planning terms. The following Core Policies (CP) are relevant when assessing this application: CP1 (Settlement strategy), CP2 (Delivery strategy), CP29 (Trowbridge & Surrounding settlements), CP57 (Ensuring high quality design and place shaping).

3.3 WCS Core Policy 1 sets out the settlement strategy for Wiltshire identifying four tiers of settlement namely: Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages. There is a presumption in favour of sustainable development within the identified boundaries of the settlements.

3.4 Trowbridge is identified as a market town within the Settlement Strategy and towns are defined as settlements that have the ability to support housing developments.

3.5 The proposal is for the conversion of the existing property meaning that there is no additional volume proposed to the building. This will ensure that the visual impact is very minimal to the area.

3.6 The existing front façade of the building will remain unaltered, as the dwelling is located at the rear of the existing shop, and has existing access at the rear. This will ensure the street scene, conservation area & character remains unaffected.

3.7 The site is not located within the heart of the town centre or within the primary retail frontage and so the loss of part of the shop in this location is not a planning concern. The site has many residential properties within close proximity to the site, including those situated above it, this shows that a residential use is acceptable in this area.

3.8 The loss of part of the shop floor space space is regrettable, but as this is not a primary retail frontage location of Trowbridge and so is not protected by such policies, and the existing premises has a large existing floor area and the area to be converted was only used as surplus storage area.

3.9 This conversion would usually be acceptable and could be deemed acceptable under a prior approval application if the site were not located in the conservation area, this shows that in principle a scheme of this type is generally acceptable subject to certain criteria. This shows that this application should be viewed with a bias of positivity and in the favour of being in line with the theme of the national planning policy framework.

3.10 The proposal will ensure that no overlooking and loss of privacy to neighbouring properties occur as a result of the development, as there are no proposed windows or development that would cause any detrimental impact on neighbours.

3.11 The proposal will create a 1 bedroom flat, utilising the existing access.

3.12 As there is no new development, there will be no change to the surface water discharge and the property is already connect to foul sewerage, and so this will not change the status quo.

3.13 The property has access to an external bin storage area and so the new residents can use this.

3.14 The only external change would be to replace the fenestration to the South-East side, to replace the existing windows.

## 4. Access & Parking

4.1 The application site has pedestrian access at the rear of the property. This will remain unaltered.

4.2 There is no parking provision present at the site. As the site is located within close proximity to the town centre and the dwelling is only a 1 bedroom premises, thus the proposal is for a car free development.

4.3 The residents will be encouraged to live and work within Trowbridge, and use local transport links which are within walking distance of the site. This will negate the need for parking provision for the site. This is inline with new dwelling provisions within town locations where there is good access to public transport.

4.4 This conforms to the National Planing Policy Framework, where there is a presumption of favour for sustainable development. This application meets this criteria, by putting the emphasis on the application sites sustainable location and utilising the existing transport links available within short distances.

4.5 It is also reminded that applications can not be refused on highways grounds, unless the proposed development can demonstrate that it would create an unacceptable impact on highway safety grounds.

## 5. Landscaping

5.1 The site has no outside areas to landscape and so this does not form part of the application.

5.2 Whilst the dwelling will not be provided with any outdoor amenity space, this replicates the current situation for the other flats in the area, notably the flats above the application site, which also do not have any outdoor amenity space. This is acceptable in this location, as the residents can use local public outdoor spaces, which is normal for flats within town centre locations.

## 6. Appearance

6.1 The vast majority of the external appearance of the building will remain unaltered. The only changes proposed are to the side elevation where replacement fenestration changes are proposed.

6.2 The fenestration will reflect the character of the existing area, and enhance the building and conservation area, complying with local plan policy CP57 & CP58.