CASE OFFICER'S REPORT

Application Reference:	PL/2023/07180
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	29 September 2023
Case officer:	Russell Brown

Site Address:	7 Silver Street, Trowbridge, BA14 8AA
Proposal:	Change of Use from Shop to Shop and three Dwellings and Associated Alterations
Recommendation:	Approve with Conditions

POLICIES

The Wiltshire Core Strategy (WCS) - The following Core Policies (CP) are relevant when assessing this application: CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP3 (Infrastructure Requirements), CP29 (Trowbridge Area Strategy), CP51 (Landscape), CP52 (Green Infrastructure), CP57 (Ensuring High Quality Design and Place Shaping), CP58 (Ensuring the conservation of the historic environment), CP60 (Sustainable Transport), CP61 (Transport and Development), CP62 (Development Impacts on the Transport Network), CP64 (Demand Management), CP67 (Flood Risk).

When adopting the WCS, some policies remain saved from the West Wiltshire District Local Plan (1st Alteration) (WWDLP). Those which are relevant to this application include: SP1 (Town Centre Shopping) and U1a (Foul Drainage/sewerage treatment)

Wiltshire Waste Core Strategy - WCS6 (Waste Audit)

The following document list also merits due consideration:
Wiltshire's Community Infrastructure Levy – Planning Obligations Supplementary Planning Document (Planning Obligations SPD)
Wiltshire's Community Infrastructure Levy - Charging Schedule (Charging Schedule)
Wiltshire's Community Infrastructure Levy - Regulation 123 List (123 List)
Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy
Wiltshire Housing Land Supply Statement (Updated Base Date April 2021 – Published April 2022).

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Town Council – “No Objection, subject to the condition that bins are only out on the street on collection day.”

Highways – “I note proposal seek the conversion of the existing retail unit into a smaller retail unit, with three residential units above. I also note that a similar scheme was previously consented under PL/2022/05047, to which, this Highway Authority raised no objection. As such, I recommend that no Highway objection is raised.”

Conservation –

“Paragraph 194 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, the applications are accompanied by a “Design and Heritage Statement” which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

“The NPPF defines significance as the “value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place. In this case the significance of the building lies largely with its historic fabric and architecture (and particularly those of the front elevation and shop front) - its form, layout and architectural expression/detailing and the remaining evidence they provide for the development and retail use of the building. The high-quality historic shop frontage also makes a particular contribution to the character of the conservation area.

“The additional works to amend the layout and opening relate to areas of lesser significance within the building and areas of fabric which have been previously altered. In particular the removal of the lean-to extension will enhance the NW elevation, allowing the curved wall of the original building to be better appreciated. The first-floor front sash windows are in obviously poor repair and a like-for like replacement is acceptable.

“Summary & conclusion: The impact of the proposals will largely be neutral or slightly positive in replacing elements of the original cellular plan form and providing an economically viable use which will secure the future maintenance of the building. The requirements of current conservation legislation, policy or guidance (set out within Section 16, 66 and 72 of the Act, Section 16 of the NPPF and CP58) are therefore considered to be met and there is no objection to the approval of the applications.

“Condition: Joinery details are required for the additional new external doors and windows, including the new sash windows. Ideally these would be provided at this stage but could be conditioned if required. In addition, the previous condition 4 (requiring the preservation of historic features. Including fireplaces) should be repeated, as should compliance with the approved details submitted in respect of condition 3.”

REPRESENTATIONS

No letters have been received from members of the public.

ASSESSMENT

Site and Proposal

The site is an end terraced shop unit at the edge of the town centre. The building dates from the late C18/early C19 and is constructed in rubble stone and brick with an ashlar frontage (currently painted) and a mid-nineteenth century shop front. The original building has been extended to the rear.

The shop currently occupies the whole of the building and the proposals are to retain the ground floor front range in retail use (with access from the rear also) and convert the remainder of the ground and first floor to create three residential units.

The scheme was granted planning permission and listed building consent recently and these current applications are revisions to that earlier scheme, as approved under application references PL/2022/05047 and PL/2022/05310.

The small revisions relate mostly to the listed building elements of the scheme.

Consideration

Principle of development

The site is within the development boundary of Trowbridge where new dwellings are in principle acceptable.

Paragraph 86a of the NPPF points to allowing town centres to diversify and allow a mix of uses, including housing, to promote their long-term vitality and viability.

In this case, the shop unit would remain, whilst the under-used areas of the wider building would be converted to 3No. flats. This is considered to be an acceptable diversification of the building whilst maintain the vitality and viability of the town centre.

Impact on character of listed building

The Conservation Officer has given detailed comments as above.

The creation of new windows in an appropriate design would not harm the character of the listed building.

The shop front would be retained.

The plan form of the building would be reinstated to a degree, by creating the more cellular plan that would be likely closer to the original layout. This would be a benefit to the character of the listed building.

The revisions are shown to be of benefit to the understanding and appreciation of the listed building. There are no objection to the revised elements of the proposal.

Impact on fabric of listed building (works under application PL/2023/07241)

The loss of historic fabric would be minor in terms of the significance of the building. The creation of window openings would involve the minor loss of some plain masonry. This would not compromise the historic integrity of the listed building.

The subdivision would have an impact in terms of the need to create fire and sound separation by the use of insulation and so on. These details have been submitted and are found to be acceptable.

Replacement window details have been submitted and these are also acceptable.

Impact on Highways

The location within the town centre means that the proposed dwellings are appropriate for a car-free scheme. There are public transport links readily available (buses and trains) and there are local amenities, including supermarkets, within walking distance.

The council's Highway team have no objections.

There would be a cycle store to the rear of the wider building to serve these properties.

Impact on Neighbouring and Public Amenity

Flats above shops is a common enough form of development and there are already residential units in this area, including the nearby St George's Works development.

These proposed flats would not result in levels of additional noise that would affect other existing properties. Likewise, the amenities of the proposed flats would not be harmed for the same reason – this is a mixed use town centre area and anyone buying/renting these units would be aware of that.

The bin store would be located to the rear, along with the cycle store. This is an acceptable contained area, fenced in to make the appearance discreet. There are no ground floor windows on this building to conflict with this part of the proposal.

Other matters

The previous approvals had conditions attached, which were discharged accordingly. These details have been submitted with these applications so those particular conditions are no longer necessary, as the details now form part of the approved plans.

CONCLUSION

For the above reasons the scheme would result in no harm to the above identified issues.

RECOMMENDATION
Approve

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:

Application Forms, Design and Access Statement, Heritage and Access Statement, Drawing Nos. 3920-02A, 3920-01B, 3920-04C, 3920-03E, received on 22nd August 2023

Drawing Nos. 3920-08B, 3920-09A, 3920-10, 3920-11, 3920-12 received on 10th October 2023

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

Informatives: (1)

3 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further

information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.