CASE OFFICER'S REPORT

Application Reference:	PL/2023/07098
Application Type:	Householder planning permission
Consultation ends:	20 September 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	24 ROMAN PLACE, WESTBURY, BA13 4GH
Proposal:	Proposed Partial Garage Conversion
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to 24 Roman Place, a two-storey detached dwelling located in a cul-de-sac in Westbury. The host dwelling benefits from a detached single-storey garage building and off-street parking provision to the front and side elevation.

This application is seeking planning permission to change the use of the existing garage to office accommodation. Condition 4 of planning approval 17/07548/FUL attached a condition removing permitted development rights to convert the garage to habitable accommodation, in order to secure the retention of adequate parking provision, in the interests of highway safety. This application seeks permission for part conversion of the existing detached single-storey garage to a study / home office.

Policies

National Context

National Planning Policy Framework (NPPF) 2021
Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
CP2 - Delivery Strategy
CP32 - Spatial Strategy for the Westbury Community Area
CP50 - Biodiversity and Geodiversity
CP57 - Ensuring High Quality Design and Place Shaping
CP60 – Sustainable Transport
CP61 – Transport and Development
CP64 – Demand Management

Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development
Design and Visual Impact

Neighbouring Amenity
Highway Safety
Ecology

Relevant Planning History
W/10/02479/FUL Proposed erection of 102 Dwelling houses and apartments, vehicular access with road infrastructure and open space (resubmission of application ref W/10/0008/FUL) - Approve with conditions
17/07548/FUL Proposed development at Land off Station Road, Westbury, for 87 dwellings, car parking, and associated works - Approve with conditions

Consultation Responses
Westbury Town Council - No objection
Wiltshire Council Highways - No objection

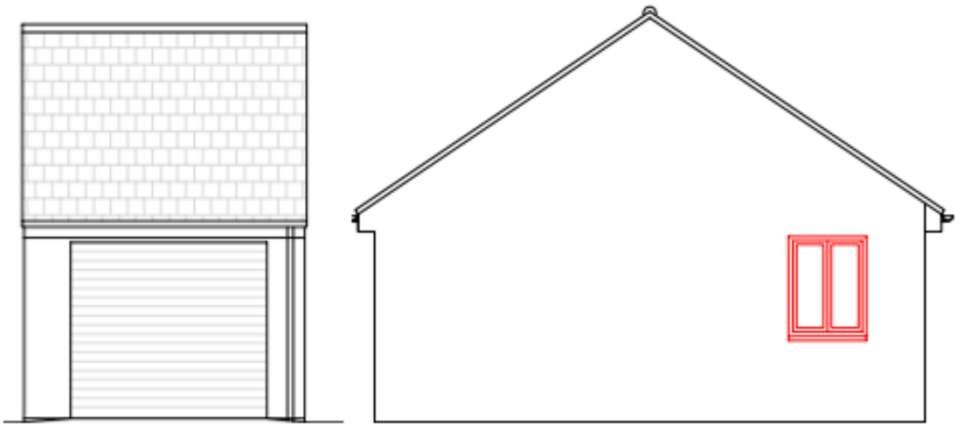
Representations
Public Consultation: Consultation consisted of advertisement by site notice and neighbour notification. No letters of representation were received.

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.

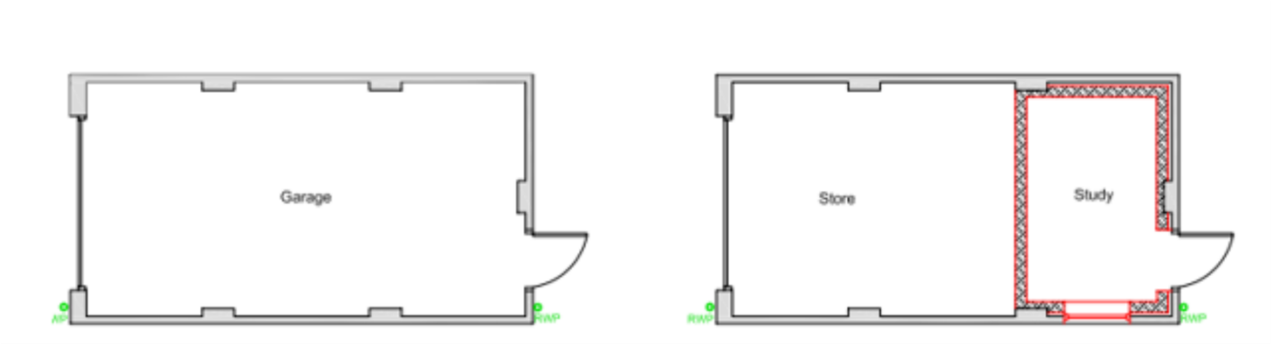
Principle of Development
The proposed development comprises development relating to an existing residential property within the settlement boundary of Westbury. The principle of development is acceptable subject to the following considerations.

Design and Visual Impact on the Special Landscape Area
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 host dwelling benefits from a detached position with a driveway extending the length of the north side elevation with the detached garage located to the northeast of the host dwelling. The applicant seeks to convert part of the existing garage to office accommodation for domestic homeworking and retain part as domestic storage. The garage would retain the existing materials and the garage door would remain, with the only external alteration being the insertion of a window on the south side elevation.



Proposed front elevation (left) and south side elevation (right) of the garage



Existing (left) and proposed (right) floor plan

Given the limited extent of the works, contained within the existing built form of the application site, set back from the public highway without any view obtainable from the street scene, officers consider the scheme, acceptable and compliant with Policy CP57.

Impact on Neighbouring Amenity

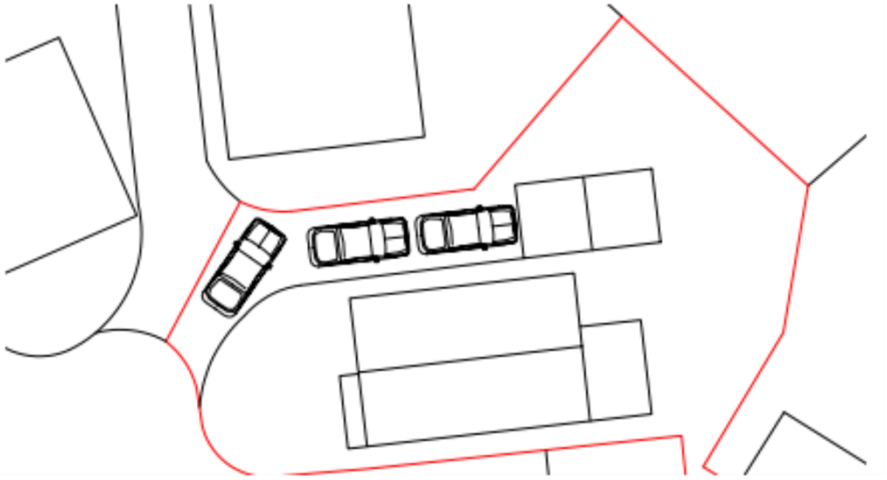
Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having regard to the compatibility of adjoining buildings and uses, the impact 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)

The single window proposed would look out over the applicant's private garden to the side and there would be no substantive overlooking concerns. The host dwelling benefits from a detached position with adequate separation distances from the adjacent neighbours.

Officers are cognisant that the conversion of the existing garage to habitable office use could give rise to increased levels of noise disturbance. However, given the separation distances to any immediate neighbours, it is considered that any disturbance would be limited. This application seeks to maintain the existing garage for ancillary purposes to the host dwelling and given that this application represents a new planning chapter for the property, a planning condition defining the terms of the planning permission is necessary.

Highway Impact

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards. In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy, two on-site car parking spaces are required for a 1-2 bedroom property and three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m).



Condition 4 of planning approval 17/07548/FUL attached a condition removing permitted development rights to convert the garage to habitable accommodation, in order to secure the retention of adequate parking provision, in the interests of highway safety. The purpose of the previously attached condition is to ensure that adequate parking provision is provided for properties within the development.

This proposed scheme would convert part of the existing garage, therefore the garage parking could not be counted as an off-road parking space. However, it is considered that sufficient off-street parking for three cars would be provided to the side elevation of the host dwelling, as illustrated by the plan insert and officers' site visit photo below.



Paragraph 111 of the NPPF states' *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'. The highway's officer was consulted on the proposed scheme and wished to offer no objections.

The proposed plans and officer site appraisal have demonstrated sufficient off-road parking provision would be provided for the host dwelling and therefore it is not considered to result in severe highway harm to warrant the refusal of this application. The proposal retains the existing access and would not give rise to significant harm in terms of highway safety. As such the proposal accords with policies CP60, CP61 and CP64 of the Wiltshire Core Strategy and Paragraph 111 of the NPPF.

Ecology
The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats and as this application involves disturbance to the existing roof due consideration has to be given to the potential disturbance of any bats because of the proposed development. As a precautionary measure, an informative would be added to any decision that in the event any evidence of bat activity is detected the applicant should follow the advice of a professional ecologist or contact Natural England.

RECOMMENDATION: Approve with conditions

Conditions: (3)

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 and Proposed Plans and Elevations, Location Plan and Block Plan DWG No AH2023/45 Sheet 1 of 1 - Received 21.08.2023

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

3 The office accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 24 Roman Place, and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

Informatives: (1)

4 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.