CASE OFFICER'S REPORT

Application Reference:	PL/2023/07046
Application Type:	Householder planning permission
Consultation ends:	03 October 2023
Case officer:	Selina (Nina) Parker-Miles
Site Address:	118 Trowbridge Road, Bradford On Avon, BA15 1EN
Proposal:	Single storey side return extension to rear of Victorian terraced house
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a mid-terraced dwelling, 118 Trowbridge Road located within an established residential area in Bradford on Avon. The properties that line the western side of Trowbridge Road comprise predominately terraced properties that broadly follow the same design and use of materials. The host dwelling lies within the Bradford on Avon Conservation Area and within the Bath and Bradford on Avon Special Area of Conservation for bats.

This application is seeking permission for a single-storey extension on the rear elevation. The works would facilitate extended living areas on the ground floor.

Policies

National Context

National Planning Policy Framework (2021)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

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
CP58 - Ensuring the Conservation of the Historic Environment

Bradford on Avon Neighbourhood Plan 2013-2026 (Made 2017)
Bradford on Avon Conservation Area Statement

Key Issues

Principle of Development
Design and Visual Impact on The Conservation Area
Neighbouring Amenity
Ecology

Relevant Planning History
None

Consultation Responses
Bradford on Avon Town Council: No objection

Representations
The consultation consisted of advertisement by site notice and posted-out neighbour notifications. No third-party letters of objection 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 on the Conservation 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of any functions (with respect to any buildings or other land in a conservation area, under or by virtue of, any of the provisions mentioned in this section) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance.

Trowbridge Road is located within the Bradford on Avon Conservation area therefore views into and out of the application site need to be appraised with any potential negative impact of any future development assessed. The Conservation Area Statement states

‘*Architecturally there is a unity formed by the style, construction and materials of the buildings and their positioning along the street lines. This unity is particularly prevalent in the Trowbridge Road area that was recently designated as part of this conservation area. The late 19th-century row of terraced houses that line the south side of the road are a good example of this type of development and some of the houses still retain their original fenestration and stained-glass fanlights and insets in doors*’.

The applicant seeks to extend the existing footprint of the ground floor plan to provide additional ground floor accommodation on a wider plan. The proposed extension would extend 5.2m in depth at a width of 1.9m into the existing side return of the host dwelling.

The rear elevation would align with the existing rear elevation of the host dwelling and the extension would sit on the commonly shared boundary with the immediate neighbour to the northwest at No.116 Trowbridge Road.

The applicant proposes a flat roof form at a height of 2.6m that would have two roof lanterns inserted to illuminate the internal space. Patio doors would be inserted on the rear elevation that would match the existing patio doors in terms of design height and symmetry.



Existing (left) and proposed (right) rear elevation

The proposed extension on the rear facade would introduce added bulk however the limited footprint would ensure that the additional form would appear proportionate. The use of matching materials (reclaimed ashlar stone elevations under a black membrane roof) would ensure the proposal would integrate into the existing built form of the host dwelling and surrounding setting of the Conservation Area.

This proposal represents a modest infill extension, and would by virtue of its height, scale, and design, represent a complementary addition to the host building that would appear commensurate to the size of the property and plot and it is considered that the proposal would not detrimentally impact the much-valued character of Bradford on Avon Conservation Area. The development would therefore comply with Policy CP57 and CP58 of the WCS and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 only window proposed would look out over the applicant's private gardens to the rear, replicating the existing arrangement of the host dwelling, and no windows are proposed on the side elevation of the rear extension, therefore no overlooking concerns are raised.

It is acknowledged that there would be an additional mass on the rear elevation adjacent to the neighbour at No.116 but this is not considered to present any overbearing issues, the additional form being restricted to the depth of the existing two-storey projecting form on the rear elevation and limited to a height of 2.6m.

The additional form would be located on the southwest elevation therefore due to the orientation of the dwellings, with the sun rising in the east and setting in the west, officers acknowledge that the property at No.116 would experience some overshadowing, over and above that already experienced by the two-storey form on the rear elevation of No.118. However, any overshadowing would be limited to the early morning for a limited period only before the sun moves its orbit and the adjacent dwelling would be free from any overshadowing for the rest of the day.

Given the scale of the development proposal, the proposed extension would not result in an unacceptable loss of light, overlooking, or overshadowing and would not have an overbearing impact on neighbouring properties.

For these reasons, the development proposal would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Ecology
The application site falls within the recreational impact zone of 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. In England, all bat species and their roosts are legally protected by domestic and international legislation.

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: (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:

Location and Block Plans DWG No L2.01 A - Received 21.08.2023
Existing and Proposed Floor Plans DWG No L2.02 A - Received 21.08.2023
Existing and Proposed Elevations DWG No L2.03 A - Received 05.09.2023

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.