PLANNING STATEMENT

Conversion of pizzeria and apartment above to single dwellinghouse

22 Silver Street
Bradford On Avon
Wiltshire
BA15 1JZ

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1. Introduction

1.1 This statement has been prepared in order to explain and support an application for planning permission and Listed Building Consent for the conversion and change the use of the existing commercial premises at 22 Silver Street to a form a dwelling.

1.2 This proposal has been prepared on behalf of Mr Ivano Capetti.

1.3 This application is a resubmission of extant permission 20/09905/FUL and 20/10754/LBC. The permission has not yet been commenced and the applicant now wishes to reapply in order to extent the time he has to start works.

1.4 This statement should be read in conjunction with the following documents:

- Application Form
- Location plan
- Floorplans and elevations
- Heritage Statement
- Details drawings

2. Site and surroundings

2.1 The site is located in the centre of Bradford on Avon.



Magic Maps view of the site

2.2 The building is an attractive terraced cottage converted to a shop on the ground floor. It was used latterly as a fish and chip shop, but the current owner has operated a pizzeria from the site for a number of years.



Google Earth satellite image of the site

2.3 The building is Grade II listed and is within the heart of the Bradford on Avon Conservation Area as shown below.



Source: Wiltshire Core Strategy Interactive Map

2.4 The site is within Flood Zone 1 where there is a very low probability of flooding and where there are no restrictions on development on flooding grounds.



Flood Map for Planning

3. Proposal

3.1 The existing building is in use as a pizza restaurant downstairs. There is living accommodation above which is not currently occupied. The proposal is for the change of use of the premises to C3 residential use to form a dwelling. This is the main matter to be considered by the application for planning permission.

3.2 The proposal also includes works to convert the building. These include the following:

- Re-instate the missing sash windows where the shopfront was built
- Rebuild internal partition walls
- Replace later UPVC windows with timber casements at rear

- Stainless steel vents and flues used by the restaurant to be removed

4. Planning history

W/89/01770 Change of use of existing living room into extension to existing fish and chip shop. Approved with conditions.

20/09905/FUL Conversion of pizzeria and apartment above into single dwelling house. Approved with conditions.

20/10754/LBC Conversion of pizzeria and apartment above into single dwelling house. Approved with conditions.

5. Planning policy

National Planning Policy Framework 2023

Chapter 2	Achieving sustainable development
Chapter 5	Delivering a sufficient supply of homes
Chapter 7	Ensuring the vitality of town centres
Chapter 9	Promoting sustainable transport
Chapter 11	Making effective use of land
Chapter 12	Achieving well-designed places
Chapter 16	Conserving and enhancing the historic environment

Wiltshire Adopted Core Strategy 2015

Core Policy 1	Settlement strategy
Core Policy 2	Delivery strategy
Core Policy 7	Spatial strategy for the Bradford on Avon Community Area
Core Policy 57	Ensuring High Quality Design and Place Shaping
Core Policy 58	Ensuring the Conservation of the Historic Environment

Saved policies

H16	Flat conversions

Bradford-on-Avon Neighbourhood Plan

BE1	Conservation and design

Other material considerations

National Planning Practice Guidance

Wiltshire Local Transport Plan 2011-2026

6. Planning considerations

6.1 The starting point in the consideration of new development, as set out in the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. Paragraph 11 of the NPPF requires that a presumption in favour of sustainable development be applied and that development proposals that accord with an up-to-date development plan be approved without delay.

6.2 The key issues in determining this application are as follows:

- Principle
- Design
- Amenity
- Heritage Impact
- Parking

7. Principle

7.1 The site is located on the periphery of the town centre on a side street. 22 Silver Street is the last shop on the right hand side when leaving the town centre and development is residential thereafter.



Google Streetview showing this part of Silver Street

7.2 Historically, the building was originally a dwelling and it is proposed to return it to this use. Decision making in relation to the conversion of retail units to residential use is a balancing act and is a matter of judging the impact of the loss of a premises on the vitality of the town centre with the benefits offered by introducing residential development. In this case, it is also important to consider the character of the Conservation Area given the location of the application building and the character of the building itself.

7.3 The site is not considered to be part of the primary shopping area in the town. There is no specific Local Plan Policy concerning a change of use from the current use to C3.

7.4 The floor area of the retail unit is 66 square metres, a very small areas, the loss of which would not adversely affect retail provision in the town centre.

7.5 Where there is an absence of specific policies in the Local Plan, it is then necessary to look to the NPPF for guidance. Chapter 7 of the NPPF: Ensuring the vitality of town centres advises that a suitable mix of uses should be allowed in town centres and specifically, Paragraph 85 Part f) reminds LPAs to 'recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites'.

7.6 This approach is also recommended in the National Planning Practice Guidance 'A wide range of complementary uses can, if suitably located, help to support the vitality of town centres, including residential, employment, office, commercial, leisure/entertainment, healthcare and educational development.' Paragraph: 001 Reference ID: 2b-001-20190722 Revision date: 22 07 2019.

7.7 The applicant has owned the application site for a number of years and marketed the property for 5 years between 2013 and 2018 but was unable to find a suitable buyer. Given the small area of the unit, it is not considered that a full marketing exercise is required.

7.8 There are a number of other restaurants in the town centre within walking distance of the site and it is considered that the loss of this unit from this site would not undermine the vitality of the town centre.

7.9 Permission was granted for this scheme in 2020. Neither the scheme nor the policy have changed since that time and we therefore consider that the principle remains acceptable

8. Amenity

8.1 The use of the building as a dwelling will not lead to any amenity issues for future residents and there will a small reduction in noise and other disturbance due to the closing of the restaurant.

9. Heritage Impact

9.1 A separate Heritage Statement has been prepared by Edward Checkley Conservation Architect which sets out the significance of the building, proposals and assesses the impact of the proposed works.

9.2 22 Silver Street is Grade II listed. The List Entry Number is 1036128 and the listing reads:

> 2. C17 with C18 alterations. 2 storeys. Painted rubble with freestone dressings. Modern pantiled roof with square stone chimney-stack to left. 4 windows grouped in pairs. Sashes in plain reveals, glazing bars intact. Central square-headed doorway with roll moulding. Shop-window to right with plain fascia supported by 2 pilasters with sunken panels.

9.3 There is little remaining original historic fabric. This is retained and the proposals also seek to reinstate many missing details.

9.4 It is not considered that the change in appearance and use of the building would adversely impact the setting of the listed building or the character of this part of the Conservation Area.

10. Parking

10.1 There is no off-street parking available in association with the existing residential unit, however the site is located in a highly sustainable location within walking distance of facilities and services. There is very good public transport in the town and as such, the proposal would not significantly impact highway safety.

11. Conclusion

11.1 This application is for a scheme previously approved reference 20/09905/FUL and 20/10754/LBC. The proposed scheme and the circumstances of the site have not changed in the last 2-3 years and the proposal remains acceptable in principle and in all other respects.

11.2 We therefore respectfully request that planning permission be granted without delay.