CASE OFFICER'S REPORT

Application Reference:	PL/2023/07588
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	04 October 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	12 WINE STREET, BRADFORD ON AVON, BA15 1NS
Proposal:	Garage conversion and erection of a home office and storage shed
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a detached dwelling, 12 Wine Street, located within the conservation area in Bradford On Avon. The host dwelling benefits from an off-road parking area to the front elevation and an attached garage. The surrounding properties contain a mix of both age and style with both detached properties, semi-detached and terrace rows. The application site lies within the Bath and Bradford on Avon Special Protection Area and to the north lies the Grade II listed building 35 Wine Street.

This application is seeking permission for a garage conversion and erection of a home office and storage shed.

Policies

National Context:

National Planning Policy Framework (NPPF)
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
CP57 - Ensuring High Quality Design and Place Shaping
CP58 - Ensuring the Conservation of the Historic Environment
CP60 – Sustainable Transport
CP64 – Demand Management
Bradford on Avon Neighbourhood Plan 2013-2026
Bradford on Avon Conservation Area Character Assessment, adopted March 2008
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development
Design and Visual Impact on the Conservation Area and listed building nearby

Impact on Neighbouring Amenity
Highways Impact
Ecology

Relevant Planning History
W/84/00644/FUL Extension and storm porch - Approve with conditions
W/99/00960/FUL Replacement of flat roof over garage by tiled pitched roof - Approve with conditions
18/11808/FUL Proposed rearrangement of existing garage to form games room to ground floor & office area to first floor & reconstruction of existing roof to porch - Approve with conditions

Consultation Responses
Bradford on Avon Town Council - No objection
Wiltshire Council Highways - No objection

Representations
The application was advertised by neighbour notification and by the display of a site notice. No representation letters were received
Bradford on Avon Preservation Trust - '*We previously commented on similar proposals, without the current addition of outbuildings, that were approved in 2019. We opposed that application 18/11808/FUL because of the proposed design and prominence of the property within the Conservation Area and we were disappointed when permission was granted. A recent application PL/2022/02056, a resubmission of that which was previously approved, was withdrawn. Planning history is a material consideration, and we wish to make no further comment other than to seek assurances that the Local Planning Authority is satisfied that the addition of two additional buildings and fencing will not result in greater harm to either the street scene and conservation area or neighbouring amenity*'
The points raised will be appraised within the Design and Visual Impact and Neighbouring Amenity sections below.

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 a conversion and additions to an existing residential property set in an established residential curtilage within the settlement boundary of Bradford on Avon The proposed works are 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.

The application site lies 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.



Illustration of the buildings position within the conservation area (black hatching)

The applicant seeks to introduce minor works by converting the existing garage, with the existing garage door removed and the front elevation bricked up with clerestory windows inserted to illuminate the internal space. The elevations would be rendered in a buff coloured render to match with the colour of the reconstituted stone of the host dwelling.

The garden office would be limited in scale sitting at a maximum height of 2.4m sitting adjacent to the north east side elevation of the host dwelling for a length of 4.4m. The garden office would be erected within the east facing front garden of the host dwelling set in from the public highway and would be partly screened by the existing close board fence with only limited views would be available from the public realm.

The garden shed would be erected to the north side elevation of the host dwelling on the common shared boundary adjacent to the garage of the neighbouring occupier at No.13 Wine Street. The shed would occupy a limited footprint of 14m2 and the lean to roof would sit at a maximum height of 2.4m.



Existing front elevation of the host dwelling



Proposed front elevation of the host dwelling with position of the outbuildings



Proposed site plan with the position of the outbuildings illustrated

The Town Council has made reference to the site history where a previously approved permission 18/11808/FUL was not implemented and expired. The resubmitted scheme PL/2022/02056 was

not supported by officers due to concerns in regards to neighbouring amenity and design and visual impacts, and was withdrawn on officer advice.

This application seeks to address the need for extended residential accommodation at the application site by converting the garage and erecting two outbuildings to be used as office space and storage. Any previous objections in regards to harm to the host dwelling, conservation area or street scene have been addressed and therefore officers raise no objections to the proposed scheme.

The modest development proposals would be erected within the built envelope of the application site and by virtue of their height, scale and sympathetic design, would represent complementary additions to the host building that would appear commensurate to the size of the property and plot. It is therefore 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.

Impact on the setting of the listed building nearby

Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 201-3 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 197 requires local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF. 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".

NPPF 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.

The host dwelling sits immediately south of the Grade II listed building, 35 Wine Street , the building occupies a prominent position facing the public highway (map insert below) and sits within the conservation area, therefore any development proposed would need to be considered in regards to the setting of this historic building.



Illustration of the listed building nearby (black hatching)

Officers have appraised the impact of the proposed works and raise no concerns in relation to any adverse impacts on the listed building. Given the limited extent of works, conversion of an existing building and erection of two semi-permanent wooden outbuildings, officers raise no objections. The proposal falls within the built envelope of the application site, and would be limited to single storey structures, therefore it is assessed that the development proposal would cause no harm to the significance of the listed building or its setting. The development therefore complies with Core Policies, 57 and 58 of the Core Strategy and Paragraph 194 and 197 of the NPPF.

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 applicant seeks to convert the existing garage to living accommodation, the existing garage door would be removed and the front elevation bricked up with high level clerestory windows inserted. The existing windows on the rear elevation would remain and the existing window opening on the north west side elevation would be enlarged and patio doors inserted. Due to the single storey nature of the garage and ground floor window openings, no overlooking concerns are raised. The proposed garden office also raises no issues in relation to overlooking given its single storey nature.

The two single storey outbuildings that would be erected within the built envelope of the application raise no objections in relation to overshadowing or overbearing, given their single storey nature and separation distances to the adjacent dwellings.

Given the scale of the development proposal, it is considered that the proposed garage conversion and outbuildings would not result in unacceptable loss of light, overlooking, overshadowing and would not have an overbearing impact upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy

Highways 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 (March 2015) three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m).

The proposed scheme would remove the existing garage, therefore 3 off road parking spaces would need to be provided within the front driveway. The applicant seeks to widen the existing driveway and the proposed site block plan illustrates that the improved driveway would accommodate the necessary parking spaces, as illustrated on the plan insert below.



The Local Authority Highways officer was consulted on the proposed scheme and raised no objections. 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 therefore 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 event any evidence of bat activity is detected that 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:
Existing Site Block and Location Plan DWG No 2301201
Existing and Proposed Ground Floor Plan DWG No 2301202
Existing Elevations DWG No 2301203
Proposed Site Block Plan DWG No 2301204
Proposed Front Elevation and Street Scene DWG No 2301205
Proposed Side and Rear Elevations DWG No 2301206
Proposed Office Floor Plans and Elevations DWG No 2301207
Proposed Storage Shed Plans and Elevations DWG No 2301208
All Plans Received 06.09.2023

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.