CASE OFFICER'S REPORT

Application Reference:	PL/2023/07700
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	11 October 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	4 Windyridge, Westwood, Bradford On Avon, BA15 2DU
Proposal:	Rear single storey extension & relocation of garage
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to 4 Windyridge, a single storey dwelling positioned at the end of a single track lane within the village of Westwood near Bradford on Avon. The host dwelling lies within the Bath and Bradford on Avon Special Area of Conservation for bats and on the fringes of (but outside of) the Cotswold AONB and the Western Wiltshire Green Belt.

The application seeks to erect a single storey rear extension, the existing conservatory to the rear elevation would be removed to facilitate the build. The scheme also seeks to reposition the existing single garage that is positioned to the south of the host dwelling. The proposed works would create additional living areas at ground floor.

Policies

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

Local Context:
Wiltshire Core Strategy
Core Policy 2 - Delivery Strategy
Core Policy 7 - Spatial Strategy for Bradford on Avon
Core Policy 50 - Biodiversity and Geodiversity
Core Policy 51 - Landscape
Core Policy 57 - Ensuring High Quality Design and Place Shaping
Core Policy 60 - Sustainable Transport
Core Policy 61 - Transport and Development
Core Policy 64 - Demand Management
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity

Highways Impact
Ecology

Relevant Planning History

Consultation Responses
Westwood Parish Council - No comments received
Wiltshire Council Highways - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters 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 extensions to an existing residential property set in an established residential curtilage within the settlement boundary of Bradford on Avon. The proposed extensions are wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

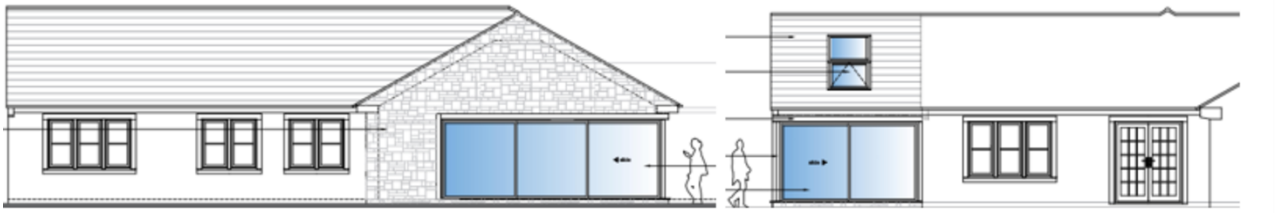
Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The single storey side extension would be positioned on the west elevation, extending over the footprint of the existing single conservatory that would be removed to facilitate the build. The extension would employ a rear facing gable with ridge height to match the host dwelling. The extension would span 8m across the width of the rear elevation of the host dwelling at a depth of 4m and would sit at a maximum height of 5m.

Full height bi-folding doors would be inserted on the rear elevation that would extend into the south side elevation. Rooflights would be inserted on both the north and south roof planes to illuminate the internal space. Given the limited footprint the extension would be viewed as a subordinate addition to the host dwelling.



Existing rear elevation of the host dwelling and existing garage



Proposed rear and south side elevation of the host dwelling

The existing garage is positioned to the south west of the host dwelling and the applicant seeks to reposition it further to the east so that it does not extend into the rear garden of the host dwelling. The garage would be positioned to the south of the host dwelling and would employ a similar footprint, height and scale.



Proposed front and north side elevation of the garage

The use of matching materials (light coloured stone under concrete roof tiles) with aluminium fenestration would ensure the proposal would integrate into the surrounding setting and immediate environment. It is considered that the extensions and alterations would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. The development would therefore comply with Policy CP57 of the WCS.

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)

All windows proposed would look out over the applicant's private gardens to the side and rear, replicating the existing arrangement of the host dwelling and given the single storey nature of the build, no overlooking concerns are raised.

The single storey side extension would extend over the footprint of the existing conservatory and given the detached nature of the host dwelling, separation distances to any neighbouring occupiers and single storey nature of the build, no concerns are raised in relation to overbearing or overshadowing. The repositioning of the garage also raises no concerns in relation to overbearing or overshadowing given the extended separation distances to any neighbouring occupiers.

Given the scale of the development proposal, it is considered that the proposed extensions 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 reposition the existing garage, in order to count as a parking space a garage should have internal dimensions of 3m x 6m, and it is acknowledged that the proposed garage fails to meet this criteria. However the existing driveway is considered to adequately meet the criteria for the parking of three off road parking spaces, as illustrated in the site plan below.



The local highways officer was consulted on the proposed scheme and raised no objection to the proposed scheme. 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 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:
Location and Block Plans DWG No AAPP/200423/01 Received 11.09.2023
Existing Floor Plans DWG No AAPP/200423/02 Received 13.09.2023
Proposed Floor Plans DWG No AAPP/200423/03 Received 13.09.2023
Existing Elevations DWG No AAPP/200423/03B Received 11.09.2023

Proposed Elevations and Sections DWG No AAPP/200423/04B Received 11.09.2023
Proposed Garage Plans and Elevations DWG No AAPP/200423/05 Received 11.09.2023

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.