CASE OFFICER'S REPORT

Application Reference:	PL/2023/07749
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	11 October 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	28 Poulton, Bradford On Avon, BA15 1EA
Proposal:	Timber garden office
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a mid terraced dwelling, 28 Poulton, located within an established residential area in Bradford On Avon. The surrounding properties are all similar in style comprising of rows of terraced properties. The application site lies outside of the Bradford on Avon conservation area.

This application is seeking permission for a single storey garden office to be positioned within the front garden.

Policies

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

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
Bradford on Avon Neighbourhood Plan 2013-2026

Key Issues

Principle of Development
Design and Visual Impact
Impact on Neighbouring Amenity
Ecology

Consultation Responses

Bradford on Avon Town Council - No objection

Representations

Bradford on Avon Preservation Trust - *'The proposed building would appear overly large within this small area of garden and proximity of neighbouring dwellings. It would in our opinion be harmful to the street scene and 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.

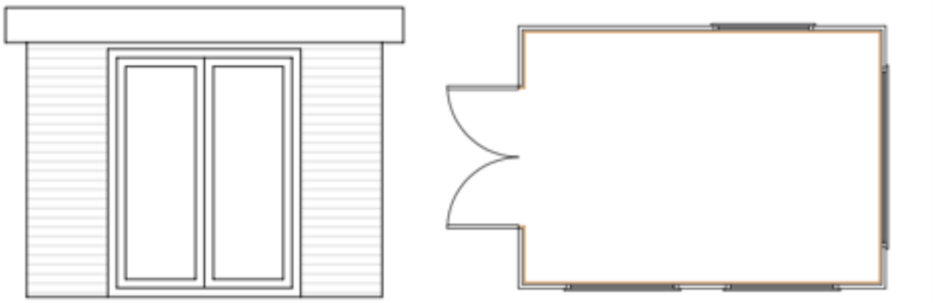
Principle of Development

The proposed development comprises an outbuilding to an existing residential property set in an established residential curtilage within the settlement boundary of Bradford on Avon. The proposed development is 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 garden office would be positioned within the front garden of the host dwelling orientated towards the front elevation. The outbuilding would sit at a height of 2.4m with a width of 3m and length of 4.2m. Patio doors would be inserted on the front elevation with windows inserted on the side and rear elevations. The outbuilding would be positioned within the southwest corner of the private residential curtilage of the host dwelling and would consist of timber elevations painted a soft grey with dark grey UPVC fenestration.



Proposed front elevation (left) and proposed floor plan (right)



Front elevation of the host dwelling

The Bradford on Preservation Trust have objected to the scheme citing concerns that the outbuilding would appear overly large within the garden and would be out of character with the immediate area, and this is duly noted. The host dwelling is not listed and does not lie within a conservation area, however officers acknowledge that the erection of a single storey outbuilding within the front garden of a residential building is unusual.

However, officers also acknowledge that the properties within the estate consist of terraced buildings that are arranged within a number of different orientations, so that the residential curtilages extend out from the principal elevations in different directions, making it difficult to determine which are front or rear gardens, as depicted by the Google Earth image snip below. Therefore, officers consider the erection of the outbuilding within the front garden would not appear out of context within the immediate environment.



Whilst it is acknowledged that the outbuilding would occupy a footprint of 12.6m2 the floor plan would not occupy more than 50% of the front garden so it is considered commensurate to the size of the property and plot and would not appear out of context within the immediate environment. The use of sympathetic sustainable materials for the elevations (timber elevations with grey UPVC fenestration) would ensure the proposal would match the existing materials utilised within the application site and would integrate into the surrounding setting. It is considered that the outbuilding would by virtue of its height, scale and design constitute a complementary addition to the host dwelling. 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)

The Bradford on Avon Preservation Trust have objected to the scheme on the grounds of potential neighbouring impacts, and this is acknowledged. The patio doors inserted on the front elevation would face the front elevation of the host dwelling and the windows inserted on the southwest and southeast elevations would be high level clerestory windows inserted at a height of 1.67m so would negate any adverse overlooking to the adjacent neighbours at No.26 And No.27 Poulton.

The window to be inserted on the northeast elevation of the garden office raises no adverse overlooking to the neighbour at No.29 Poulton given the single storey nature of the building and the front projection of the host dwelling obscuring any direct views across to the neighbouring occupier. Therefore, no overlooking concerns are raised.

It is acknowledged that the garden office has the potential to introduce adverse overbearing or overshadowing to the neighbouring occupiers. However, given the limited height of the outbuilding (at 2.4m) positioned in the southwest corner of the private residential curtilage of the host dwelling, any overbearing impacts would be limited.



Any overshadowing to the neighbour at No.27 would be limited to the early morning hours for a limited period only and the neighbour at No.29 would be free from any overshadowing given the orientation of the buildings and the separation distance of 8m to the front elevation of No.29.

Given the limited height of the garden office, sitting at a height of 2.4m, officers also acknowledge that any overshadowing would be limited to ground floor rooms only, therefore it is considered that any overshadowing that would be experienced by any neighbouring occupiers would be nominal and acceptable.

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

Ecology
The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats however given the nature of the works no impacts in relation to potential disturbance of the species are anticipated. 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 Plan
Site Block Plan DWG No 101
Proposed Plans and Elevations DWG No 102
All Plans 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.