CASE OFFICER'S REPORT

Application Reference:	PL/2023/08663
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	17 November 2023
Case officer:	Selina (Nina) Parker-Miles

Site Address:	8 New Road, Bradford On Avon, BA15 1AR
Proposal:	Garage Extended, Sunroom Fenestration and New Roof, New Windows (Replaced), Internal Alterations and Additional Parking Spaces
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to a two storey semi-detached property known as 8 New Road in Bradford on Avon. The host dwelling is located on one of the main routes through the town, set back from the highway and accessed via a sloping drive. The host dwelling benefits from an attached garage. The application site lies within the vicinity of several listed buildings, just outside of the Bradford on Avon Conservation Area. The application site lies within the buffer zone of the Bath and Bradford on Avon Special Area of Conservation.

The application seeks to extend the existing garage and create a porch, alter and extend the existing rear extension and create an additional parking space to the front of the property.

Policies

National Context:

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

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
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
CP60 – Sustainable Transport
CP61 – Transport and Development
CP64 – Demand Management

Bradford on Avon Conservation Area Statement - 2008
Bradford on Avon made Neighbourhood Plan 2017

Key Issues
Principle of Development
Design and Visual Impact on the Conservation area nearby
Impact on the nearby Listed Buildings
Impact on Neighbouring Amenity
Highways Impact
Ecology

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

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters 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 alterations and additions to the host dwelling set within the settlement boundary of Bradford on Avon. The proposed development would be wholly within the residential curtilage associated with this dwelling and as such the principle of development is acceptable subject to the following considerations.

Design and Visual Impact on the Conservation Area nearby
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 enveloped by the Bradford on Avon Conservation area, as illustrated by the green shading below, therefore views into and out of the application site need to be appraised with any potential negative impact of any future development assessed.



The host dwelling benefits from a set back from the public highway accessed via a sloping drive. The applicant seeks to create an additional parking space within the existing front curtilage of the host dwelling contained behind the existing boundary wall and an extension to the existing garage to create an extended porch area on the front elevation.

To the rear elevation the existing single storey extension would be altered to create a pitched roof design with additional fenestration. The proposal relates to small scale development that would utilise existing materials to existing.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

The use of matching materials (stone faced blocks under concrete roof tiles) with matching white UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene.

The proposed scheme seeks to maximise the living accommodation within the built envelope of the application site and would result in a limited extended footprint at ground floor and given the use of sympathetic matching natural materials the proposal would integrate into the existing built form of the host dwelling and surrounding setting of the Conservation Area.

The modest development 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.

Impact on the setting of the Listed Buildings nearby
Section 66 of the Planning Listed Building and Conservation Area Act 1990 states that the local planning authority has a duty to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

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 that 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 application site is located within the vicinity of several listed buildings as depicted by the map insert below (black hatching). Therefore, any proposed development has to be appraised in relation to the setting of the listed heritage assets.



Given the limited works to be undertaken to the host dwelling, which would not be readily visible from the public realm, and contained within the built envelope of the application site, it is assessed that the development proposal would cause no harm to the significance of the listed buildings or their setting. The development therefore complies with Core Policies, 57 and 58 of the Core Strategy and Paragraph 194 and 197 of the NPPF.

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 alteration to the existing fenestration would be inserting patio doors on the rear elevation of the existing single storey extension overlooking the applicant's private residential rear curtilage. Given the single storey nature of the extension no overlooking concerns are raised.

The applicant seeks to extend the existing form of the garage forward to align with the front elevation of the host dwelling and erect a single storey covered porch. No concerns are raised in

relation to overbearing or overshadowing to the adjacent dwelling at No.10 given the setback of the property at No.8, limited extent of works and single storey nature of the build.

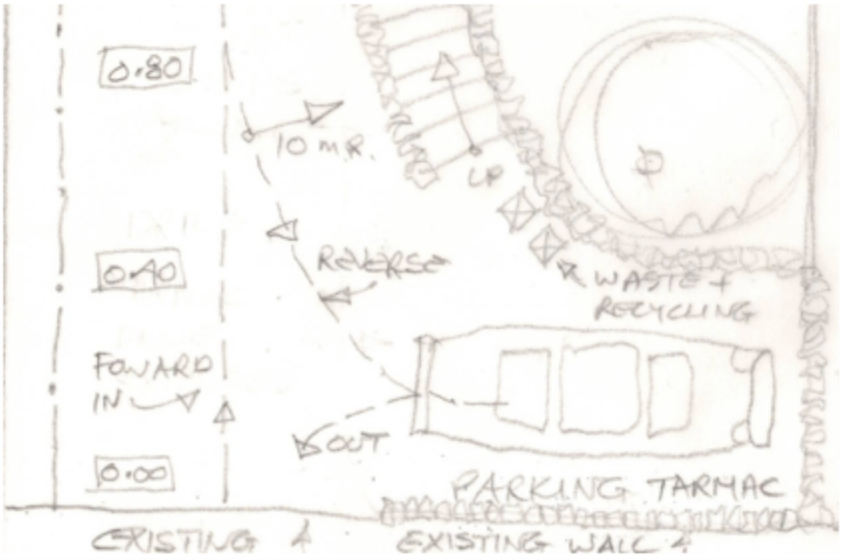
Officers acknowledge that the single storey extension to the rear elevation would be raised in height marginally, which could lead to additional overshadowing to the adjoining dwelling at No.6 New Road. However, given the limited increase of 0.4m, officers are satisfied that any overshadowing, over and above that already experienced by the existing built form, would be nominal and acceptable.

Given the scale of the development proposal, it is considered that the proposed development 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 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) two on-site car parking spaces would be required for 2 and 3-bed dwelling (standard min. size 2.4m x 4.8m) and three parking spaces for a four-bedroom dwelling.

The host dwelling benefits from 3 bedrooms and the proposed scheme does not seek to introduce any additional bedroom. Therefore the parking criteria remains at two off road parking spaces. The applicant does seek to create an additional off road parking space within the private residential curtilage which would serve as a turning circle to enable vehicles to exit the front driveway of the host dwelling in a forward manner.



The Local Authority Highways officer was consulted on the scheme and following an updated parking plan (16.11.2023) raised no objection to the scheme.

'*I understand that the wall is to remain. Thank you for confirming the proposed levels, I assume this will remain as existing on the existing drive as the drive is connected to the neighbouring driveway and the new parking area will be in line with the existing driveway.*
I am satisfied that the turning manoeuvre can be completed within the driveway and adequate parking will be available to meet Wiltshire's current parking standards'

The applicant has confirmed that the parking area would consist of consolidated materials (tarmacadam), not loose stone and gravel, in the interests of highway safety. Therefore the proposal 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 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 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 Elevations and Floor Plan DWG No. NR.1.A
Site Location and Block Plan DWG No. NR.2.A
Proposed Elevations and Floor Plan DWG No. NR.3.B
All Received 09.10.2023
Updated Parking Sketch DWG No. NR.4.B - Received 16.11.2023

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.