DELEGATED REPORT

Application Reference:	PL/2023/02760
Application Type:	Planning permission
Site Address:	Lancefield Place, Pickwick, Corsham, SN13 0HZ
Proposal:	Change of Use: part of building from office to C3
Recommendation:	Planning Permission be GRANTED

SITE AND PROPOSAL

The application relates to an existing commercial property known as Lancefield Studios located off the A4 Bath Road, close to the centre of Corsham. The existing building is subdivided into separate studio spaces which benefit from office use. The complex comprises of a linear building made up of 3 clearly identifiable sections. The western end of the building Is formed of a converted stone-built barn under a pitched roof. The mid section of the building is a two-storey rendered extension to the east of the barn under a pitched roof and the eastern section comprising of a contemporary steel cladding extension. The buildings abut and form the east and southern boundaries, west and north boundaries are defined by stone boundary walls with open areas in front and to the side of the building.

The application site falls within Pickwick Conservation Area. The building is not listed or within the curtilage of the nearby listed buildings. The surrounding area is characterised by predominantly residential properties as well as some commercial activity. There are no landscape or ecological designations affecting the site. The site is wholly within Flood Zone 1. It is not affected by surface water flooding and ground water levels are indicated to be between 0.025m and 0.5m.

The application seeks planning permission for the change of use and conversion of the older part of Lancefield Studios complex to residential accommodation. The application proposes two parking spaces within the existing carpark area to be dedicated for the new dwelling. The plans indicate that the remainder of the building will remain in a commercial use, subdivided into five studio spaces.

The red line location plan includes the part of the building subject of the application along with the access and parking area off the A4 Bath Road. The remainder of the building is also within the applicant's ownership and is outlined in blue.

During the course of the application there has been some discussion in relation to the means of access which has led to the submission of revised plans. The site address was also corrected to refer to Lancefield Studios rather than Studio 108 which is a different property.

The information submitted clarifies that the proposed development will not rely on the access point to the north of the site, off Dickens Avenue. The applicant's access rights in relation to this access

are unconfirmed and so, whilst there is a gate in this location, this access point does not form part of the application proposals. Vehicular access to the site for the purposes of this planning application is taken directly from the A4 Bath Road and the existing shared access and turning area. The location plan and application form ownership certificate has been updated and resubmitted. A further round of consultation has been carried on the revised details.

PLANNING HISTORY

The site has been subject of a prior approval application (18/08194/PNCOU) put forward in line with Class O of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (now superseded). The application for prior approval was granted. Subsequently, an application for a Lawful Development Certificate to confirm whether or not the change of use of the building and the creation of the dwellings in accordance with a submitted scheme could be implemented without the need for a further planning application and that the development would be lawful (19/02274/CLP refers). In determining this application, the LPA refused to grant the certificate on the basis that whilst the lawfulness of the proposed change of use from office to residential had been established through the submission, and subsequent approval of, the prior approval application, the necessary physical works to the building and external areas of the site constituted development beyond the scope of Class O. Furthermore, the development included in the submitted scheme was not considered to fall within any other relevant permitted development class within the GPDO. The earlier permission has now expired.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 11: Spatial Strategy for Corsham Community Area
Core Policy 50: Biodiversity and Geodiversity
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Ensuring the conservation of the Historic Environment
Core Policy 61: Transport and Development
Core Policy 64: Demand Management

Corsham Neighbourhood Plan 2016 – 2026 (CNP)

ED1	Ecology & Design
E1 & E2	Environment
HE1 & HE2	Heritage
H1	Housing

Corsham Design Guide – General Design Principles

National Planning Policy Framework 2023 (NPPF)
Section 2: Achieving sustainable development
Section 5: Delivering a sufficient supply of homes

Section 6 Building a strong, competitive economy
Section 12: Achieving well designed and beautiful places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

MAIN ISSUES

- Principle of Development
- Scale, Design and Visual Impact
- Heritage Impacts
- Residential Amenity
- Access and Parking
- Drainage and Flood Risk
- Ecology

CONSULTATION

Corsham Town Council: No objection

Wiltshire Council Highways: No objection subject to condition

REPRESENTATIONS

The application was advertised by site notice and neighbour letter.

Four letters have been received from two respondents.

On letter was received from a current tenant of the building expressing concern in relation to potential disruption in terms of noise/tradespeople/parking, during construction.

Three letters were received from a neighbour immediately south of the site. The concerns are summarised below –

- No right of access to property from Dickens Avenue
- Both 1a and 1 b both pay a maintenance fee to Green Square. The cul de sac was not built for excessive traffic.
- Both1a and1 b have small children who live (1b) and visit (1a), the additional traffic would impose a threat the the these children and the adults and these addresses.
- Query in relation to leasehold for property stating it should remain in commercial use.
- No site notice was posted to rear gate of the site – suggest application is underhand
- Building appears already to be occupied and a caravan is being brought onto the site.

Officer note: The final round of consultation was carried out with site notices displayed to both the north and south of the site.

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. The National Planning Policy Framework (NPPF) is a key material planning consideration. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

The site is located within the framework boundary for Corsham which is defined within the settlement strategy (Core Policy 1) as a Market Town. In accordance with the Delivery Strategy (Core Policy 2) and Corsham Community Area Spatial Strategy (Core Policy 11), residential development in this location is acceptable in principle, provided it meets the requirements of other policies within the Wiltshire Core Strategy. CNP Policy H1 is supportive of residential development within the settlement boundary of Corsham.

The site is not located in a Principal Employment area where the WCS provides that land/buildings should be retained for employment purposes.

Scale, Design and Visual Impact

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

CNP Policy HE1 & ED1 expects all new development within the Corsham Neighbourhood Plan Area to demonstrate good quality design taking into account the Corsham Design Guide This means responding to and integrating with local surroundings and landscape context as well as the existing built environment, reflecting the distinctive character and features of the local area. The Corsham Design Guide expects development to reflect the vernacular architecture of the area and are sympathetic with the local heritage. Building design should be appropriate in the context and adopt a consistent style and palette of materials throughout.

The conversion on the ground floor will form an open kitchen / dining /living area within the original building floor area with new access doors. A utility and cloaks/ entrance area will also be created. The first floor will adapt the staircase (removing one to the rear) to form a layout comprising 2 bedrooms, 2 bathrooms (one being en-suite) and a home office/study. At first floor level the current mezzanine area will be extended in order to provide a first-floor bedroom and en-suite bathroom.

Externally two new windows are to be installed into the west elevation at ground floor. These will match the existing window in this elevation. Changes to the north elevation will see the installation

of a new glazed door opening to the ground floor and alterations to the existing first floor window to create a Juliet balcony.

The proposed external alterations are relatively minor and subject to the use of matching materials will not alter the character of the building to any significant degree. Similarly, there is limited change to the curtilage of the building with the parking area being provided within the existing carpark to the north of the building, accessed off the A4. Overall, the proposal does not change the outward character of the site to any significant degree. Subject to the use of conditions to secure appropriate matching materials it is considered that the proposal would integrate effectively with no negative impact on the character of the surrounding area. This would accord with the provisions of WCS CP57, CNP Policies HE1 & ED1 and associated Design Guide for Corsham.

Heritage Impacts

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for works which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities in determining planning applications affecting a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that conservation area.

Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

CNP Policy HE2 expects Innovatively designed proposals which add to the vitality of Corsham will be supported as long as scale, materials, colours and proportion respect the prevailing historic context.

The application site falls within the Pickwick Conservation Area and there are number of listed buildings in the immediate vicinity including Grade II listed, 12 & 14 Pickwick, 16 & 18 Pickwick and 20 & 22 Pickwick to the north, and 24 Pickwick to the west. The site falls within and area known as Lower Pickwick. The Conservation Area Appraisal describes a key characteristic of this particular stretch being the dominance of Georgian architecture fronting the road (A4). Some significant as the former Pickwick Brewery, and many individually designed stone cottage featuring varied frontages.

As is set out above, the external changes to the building and site do not alter the outward appearance of the site to any significant degree. The site is set well back away from the A4 approach through Lower Pickwick and the Pickwick Conservation Area meaning the alterations are not prominent in any event. As a result, the character and appearance of this part of the

Conservation Area will be preserved. The new fenestration will be visible in private views from the surrounding listed buildings, however, as the alterations will integrate effectively, they are not considered to intrude into, or detract from significant views to or from these buildings. Accordingly, the setting and significance of the nearby listed buildings would be unharmed.

It is concluded that the development causes no harm to the character and appearance of the Pickwick Conservation area or to the setting or significance of the nearby listed buildings. The proposal therefore accords with WCS Core Policy 58, CNP Policy HE2, and the NPPF in this respect.

Residential Amenity

Core Policy 57 states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The conversion will separate the existing ground and first floor areas for the proposed dwelling from the remaining office use with new sound proof walls (subject to building regulations approval). The proposal provides for a good level of internal living space and a private garden area is also included. Privacy to the outdoor space will be compromised to some extent as there will remain a large full height glazed gable facing west across the garden area. Whilst this opening will allow for views towards the garden of the new dwelling, the glazing does not serve a first floor space so views will not be elevated. With both buildings currently owned by the applicant it is possible to secure the installation of obscure glazing to a height of 1.7m in order to maintain an adequate levels of privacy for future occupiers. As a conversion scheme in a fairly dense suburban environment, and with obscure glazing installed, this arrangement is considered to be acceptable.

There are no additional openings that would increase levels of overlooking towards the surrounding residential properties. There is a mutual degree of overlooking to most garden spaces in this area and the proposal would not notably change this existing arrangement. It is considered that the proposal would achieve an acceptable level of amenity for proposed and existing residents in accordance with WCS CP57 and section 12 of the NPPF.

Access and Parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with private non-residential development will be limited to maximum parking standards (except for disabled parking spaces) and that standards will be reduced to reflect local circumstances and the relative accessibility by sustainable transport modes in accordance with an accessibility framework. Section 9 of the NPPF expects that development provides safe and suitable access for all users and that opportunity is taken to promote sustainable transport options.

The revised application proposes access from the main A4 via a joint access and the provision of two spaces to be allocated to the new dwelling within the existing parking/courtyard area. It is confirmed that the remaining offices will continue to utilise the shared access and parking area.

The site is located centrally within a large settlement that has good services and facilities within easy walking distance including access to public transport provision. Wiltshire Council Highways accept that the level of movements associated with the change of use would be comparable to the existing lawful use and certainly not anymore intensive. The highways engineer commented that the vehicle parking provision within the site curtilage accessed from Bath Road would be sufficient to cater for the needs of the development, and that the dwelling parking would need to be clearly marked to prevent office vehicles using this space. The applicant updated the block plan to slightly alter the bin store area 1 to allow for clear manoeuvring space. The highway officer raises no objection subject to a condition which secures the parking as proposed.

Drainage and Flood Risk

Core Policy 67 of the WCS expects all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable. Section 14 of the NPPF expects that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

There is no identified risk of surface water flooding though ground water levels are recorded as being high. This may affect the use of soakaways. In this case, the proposal involves reuse of an existing building which is currently served by existing foul and surface water services of some sort. It is therefore quite reasonable to expect that the building will continue to be served adequately in a similar manner. For the scale of development proposed, the suitability of any new foul or surface water drainage arrangements can be appropriately assessed under the building control regime. The proposal is considered to comply with WCS CP67 & the NPPF in this respect.

Ecology

WCS Core Policy 50 expects proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. CNP policies E1 & E2 require development to safeguard biodiversity and geodiversity in particular the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). Proposals should also appropriately consider the Corsham Batscape Strategy in accordance with CNP Policy ED1. Section 15 of the NPPF requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

The development proposal does not trigger the local criteria for submission of ecology surveys or consultation with the Council's ecology team. The proposal involves conversion of an existing building with the built-up part of the town. The building has not been abandoned and the proposal does not involve alterations to the existing roof. Nor does it propose the loss of any trees, vegetation or any new external lighting. The proposal does not involve any actions likely to affect habitat

associated with the SAC. It is not currently mandatory for a proposal of this scale to demonstrate net gain for biodiversity.

In light of the above, it cannot be seen that the proposed development would lead to any significant impacts on habitat or protected species. The proposals therefore comply with WCS CP50, CNP Policies E1 & E2, ED1 and the NPPF in this respect.

Other matters

It was raised by nearby residents that the applicant did not own the land required to access the site via Dickson Avenue to the south. Whether the applicant has a legal right of access across this land is a valid concern which was raised with the applicant during the course of the application. In response the application was revised so that this point of access did not form part of the planning proposal. As confirmed above, the parking and access arrangements have been taken from Bath Road and are found to be acceptable. The grant of planning permission does not override private property/land ownership rights and rights of access that may or may not already exist. Any future use of the southern access is a separate civil matter that the Council does not intervene on. The applicant and neighbours may consider taking independent advice in this respect.

Representations received also suggested that leasehold terms relating to the building limited it to commercial use only. In this case, the existence, or not, of leasehold terms would be a civil matter which is not material to determination of the planning application.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale and design. The development is not considered to impact unduly upon the character of the area, ecology, highways safety of the living conditions of existing of future occupants. The setting of nearby listed buildings and the character and appearance of the conservation area would be unharmed. The proposal is therefore in accordance with Core Policies 50, 57, 58, 61, 64 & 67 of the Wiltshire Core Strategy, CNP Policies H1, HE1, HE2, E1, E2 & ED1 and relevant sections of the National Planning Policy Framework.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

Conditions: (4)

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:

987/CAM/2022/4 Rev B Proposed Block & Location Plan
(received 22 January 2024)

987/CAM/2022/1 Rev A Existing Block & Location Plan
(received 2 December 2023)

987/CAM/2022/2 Existing Plans
987/CAM/2022/3 Proposed Plans
(received 4 April 2023)

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces, including fenestration, of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 No part of the development hereby permitted shall be brought into use until the parking spaces have been completed in accordance with the details shown on the approved plans and appropriate signage has been installed to ensure two spaces are allocated to serve the dwelling. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety

5 No part of the development hereby permitted shall be brought into use until the window in the west elevation of the 'showroom' as indicated in the proposed block plan is glazed with obscure glass to a minimum height of 1.7m. The window shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (3)

6 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant

form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

7 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

8 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996