CASE OFFICER'S REPORT

Application Reference:	PL/2023/10913
Application Type:	Householder planning permission
Site Inspection:	
Consultation ends:	16 January 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	36 Bradley Road, Trowbridge, BA14 0QY
Proposal:	Storey and a half side extension with porch
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to 36 Bradley Road a semi-detached property located in an established residential area in Trowbridge. The property benefits from off-road parking provision and detached garage to the rear. The host dwelling occupies a prominent position on the junction of Bradley Road and College Road. The host dwelling lies within an area with a risk of surface water flooding.

This application is seeking permission for the erection of a one and a half storey side extension. The works would facilitate extended downstairs living accommodation, with an additional bedroom at first floor.

Policies

National Context:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Local Context:

The Wiltshire Core Strategy (WCS) 2015

CP2 - Delivery Strategy

CP29 - Spatial Strategy for the Trowbridge Community Area

CP57 - Ensuring High Quality Design and Place Shaping

CP60 - Transport and Development

CP61 – Transport and Development

CP64 - Demand Management

CP67 – Flood Risk

Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development

Visual Impact

Impact on Neighbouring Amenity
Highways Impact
Flood Risk

Relevant Planning History
W/97/00354/OUT Demolition of existing garage and erection of detached bungalow with integral garage and new single garage for No.36 - Approve with conditions
PL/2021/04189 Part two storey, part single storey extension to the side and rear - Approve with conditions

Consultation Responses
Trowbridge Town Council : No objection
Wiltshire Council Highways - No objection

Representations
Consultation consisted of advertisement by site notice and neighbour notification. One letter of support was 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 Trowbridge. The proposed extension 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.

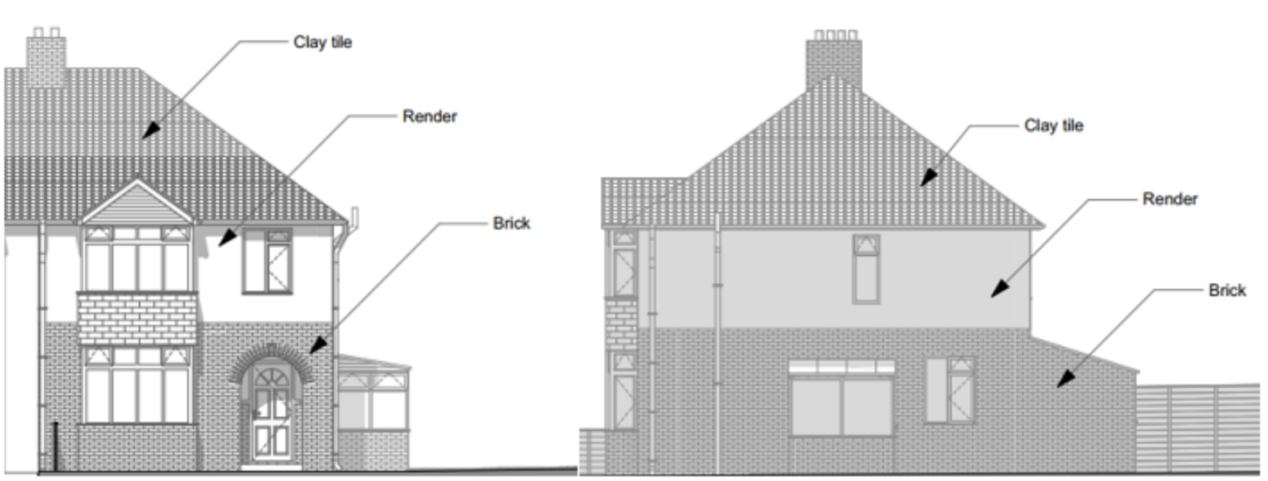
36 Bradley Road is located on a prominent corner plot with College Road, the surrounding area is predominated by similar semi-detached properties with central chimneys, and with regular and consistent spacing between semi-detached pairs. The properties generally share a similar palette of materials and features and are typically set back from the road frontage following a consistent front building line.

This scheme seeks to introduce a one and a half storey extension on the north side elevation of the host dwelling. The extension would sit at a height of 6.3m set down from the ridge height of the host dwelling and would project 3.5m from the side elevation. The front elevation would maintain a slight set back from the principal elevation of the host dwelling and the rear elevation would align with the existing built form of 36 Bradley Road.

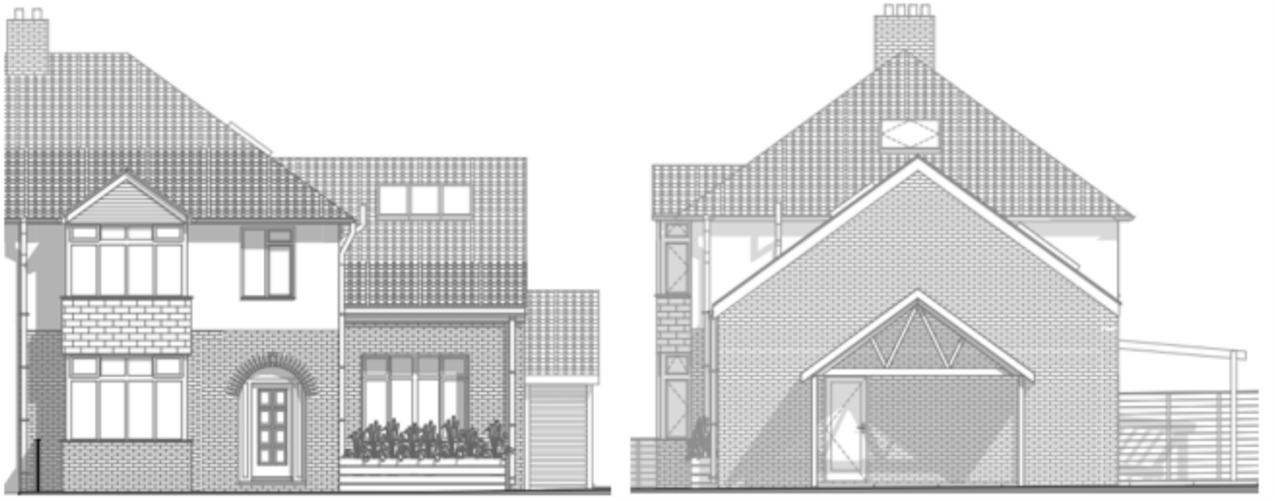
The applicant seeks to erect a wooden open void store on the side of the extension that would shelter access to the pedestrian doorway on the north elevation. Roof lights would be inserted on the front and rear roof voids of the extension and within the northern roof void of the host dwelling with patio doors inserted at ground floor to the rear and a window inserted on the front east elevation.

The scheme would utilise materials to match existing (red brick elevations with a clay tile roof) and the proposed windows would mirror the height and fenestration detail of the existing windows. The development would extend over the footprint of the existing built form of the conservatory style utility room on the side elevation, that would be removed to facilitate the build, and would sit as a subservient addition to the host dwelling.

The scheme seeks to introduce a pitched roof form that would deviate from the existing hipped end roof form of the host dwelling and officers acknowledge that the roof form would disrupt the existing symmetry of the semi-detached pair and would conflict with Policy CP57 of the Wiltshire Core Strategy that seeks to ensure '*rooflines effectively integrate the building into its setting*'.



Existing front (left) and north side (right) elevation



Proposed front (left) and north side (right) elevation



Site photos of the front (left) and north side elevations (middle and right)

Officers attended a site visit to evaluate the potential impact of the proposal on the host dwelling, and the surrounding area, and concluded that after taking into account the immediate environs, and the fact that there is a tall brick boundary wall screening the development from view, that on balance, in this instance, that the scheme would be acceptable. Officers are also mindful that the application site does not lie within a conservation area or special landscape area and no letters of objections were received, with the Town Council and a neighbouring occupier supporting the scheme.

The extension would by virtue of its height, scale and design be considered an acceptable addition 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.

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 front and rear, replicating the existing arrangement and no windows are proposed on the side elevation. Therefore, no concerns are raised in relation to overlooking.

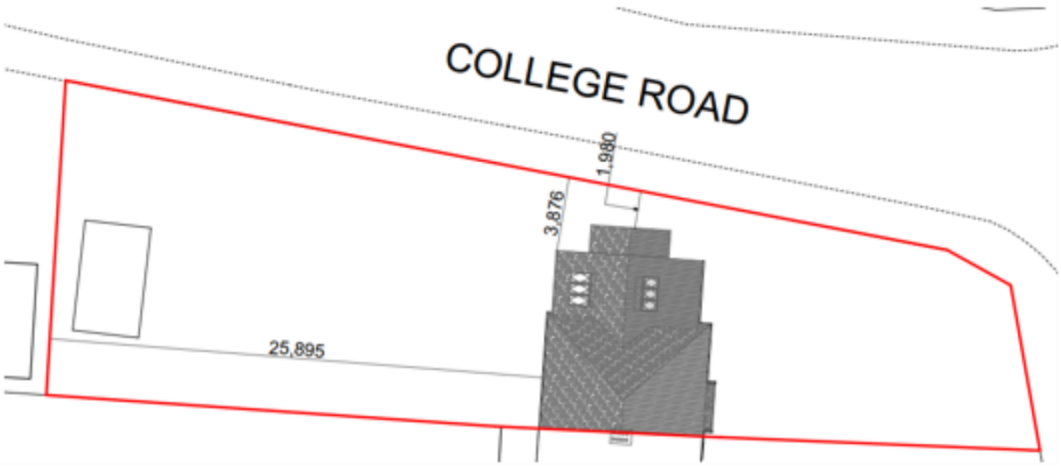
The extension would be erected on the north side elevation and therefore would not introduce any overbearing or overshadowing impacts to the attached neighbour at No.38 Bradley Road, which is positioned on the south elevation. Given the separation distances to the neighbouring properties to the north no concerns are raised in relation to overbearing or overshadowing impacts introduced by the extension.

Given the scale of the development proposal, it is considered that the proposed extension 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. The development proposal would increase the number of bedrooms from 3 to 4 and in order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2011) three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m).

The host dwelling benefits from an off-road parking area to the rear of the host dwelling that is accessed off College Road that is deemed sufficient to serve the parking of three off road parking spaces, the proposed site location plan also illustrates sufficient parking provision as illustrated in 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 and CP64 of the WCS and Paragraph 115 of the NPPF.

Flood Risk
The application site does not lie within any flood zone so does not trigger a consultation with the Environment Agency, however the host dwelling lies within an area with a risk of surface water flooding, which gives rise to concern over ground water and surface water flooding,
therefore measures would need to be implemented to ensure the development would be free from flooding as outlined in Paragraph 173 of the NPPF 2023.

Paragraph 047 of the Planning Practice Guidance (Reference ID: 7-047-20150415) states that minor developments '*are unlikely to raise significant flood risk issues unless; they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows*'.

The agent has stated that "*the scheme is removing the existing single storey rear and side extensions which leaves a very modest net gain of 15m2 roof area. Because of the clay subsoil a soakaway is not an option and this property, and the existing properties of the street all discharge into the public surface water drainage system. The rainwater drainage of this scheme would connect into the existing rainwater drainage system which in turn connects to the public surface water drainage networ*k". As such, the proposal is considered to comply with the flood risk standing advice.

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 DWG No 2009 S.01
Existing Ground Floor Plan DWG No 2009 S.02
Existing First Floor and Roof Plan DWG No 2009 S.03
Existing Elevations DWG No 2009 S.04
Existing Site Plan DWG No 2009 S.05
Proposed Ground Floor Plan DWG No 2009 AP.10
Proposed First Floor and Roof Plan DWG No 2009 AP.11
Proposed Elevations DWG No 2009 AP.12

Proposed Site Plan DWG No 2009 AP.13
All Plans Received 14.12.2023

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