CASE OFFICER'S REPORT

Application Reference:	PL/2023/10759
Application Type:	Householder planning permission
Consultation ends:	30 January 2024
Case officer:	Selina (Nina) Parker-Miles
Site Address:	36 Dane Rise, Winsley, Bradford On Avon, BA15 2ND
Proposal:	Alteration and extension to an existing bungalow, with a single storey addition to south side of the house and conversion of an existing garage into living space. A new separate double garage is proposed to the west of the plot.
Recommendation:	Approve with Conditions

Proposal and Site Description

The application relates to a detached bungalow, 36 Dane Rise, located within the village of Winsley near Bradford on Avon. The application site lies within a Special Landscape Area and within the Bath and Bradford on Avon Special Area of Conservation for bats.

The application seeks permission for the erection of a single storey side extension with conversion of the existing attached garage to habitable accommodation and erection of a double garage with store within the front garden of the host dwelling. The scheme also seeks to upgrade the existing built form to a more contemporary appearance, with grey render elevations with charred 'Yakisugi' timber cladding, with sections of light timber cladding to the rear elevation.

Policies

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

Local Context:
Wiltshire Core Strategy
CP7 - Spatial Strategy for Bradford on Avon
CP50 - Biodiversity and Geodiversity
CP51 - Landscape
CP57 - Ensuring High Quality Design and Place Shaping
CP60 – Sustainable Transport
CP64 – Demand Management
CP67 - Flood Risk

C3 Special Landscape Areas saved policy from the West Wiltshire District Plan 1st Alteration
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Key Issues

Principle of Development
Design and Visual Impact on the Special Landscape Area
Neighbouring Amenity
Highways Impact
Ecology
Flood Risk

Relevant Planning History
W/74/00977/HIS House extension and garage extension - Approve with conditions
W/88/00881/FUL Double garage - Approve with conditions

Consultation Responses
Winsley Parish Council - **'** *Councillors have some concerns about the impact of the dark charred Yakisugi cladding on the streetscene and request that this is given careful consideration by Planning Officers. Planning Officers are also asked to ensure that issues relating to access of the site by construction vehicles during the build are addressed, as the property is situated at a narrow point on a well-used road*' . The points raised will be appraised within the officers report below.
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 Bradford on Avon (Winsley). The proposed extensions are wholly within the residential curtilage and as such the principle of development is acceptable subject to the following considerations.

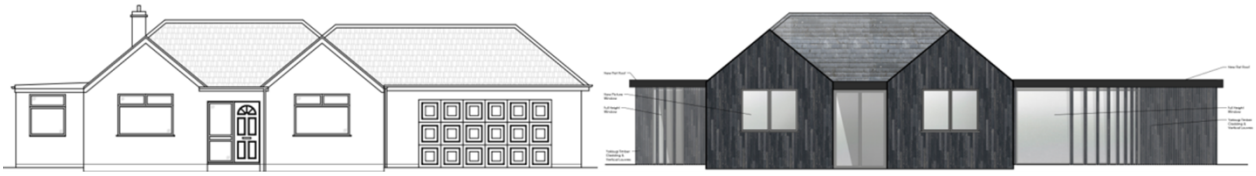
Design and Visual Impact on the Special Landscape Area
Core Policy 57 requires a high standard of design in all new developments. of particular relevance to householder extensions is paragraph (iii) which requires development to respond positively to the existing townscape and landscape features in terms 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. Core Policy 51 of the adopted Wiltshire Core Strategy also states that “great weight will be afforded to conserving and enhancing landscapes and scenic beauty”.

The application site lies within a special landscape area therefore due consideration has to be given to any development that may adversely impact upon the scenic quality of the special landscape designation.

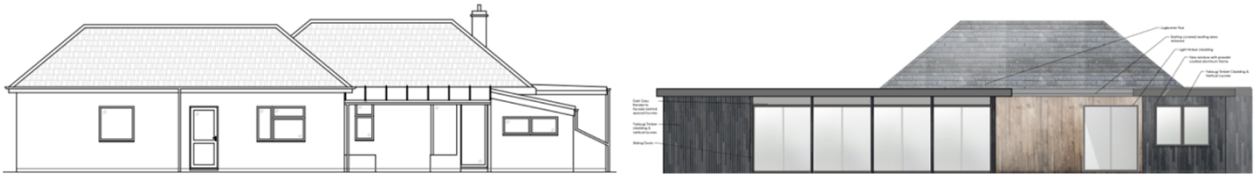
The applicant seeks to erect a single storey extension over and forward of the footprint of the existing garage that would be converted to living accommodation, the front elevation of the extension would align with the front elevation of the host dwelling and would employ a flat roof form that would be extended over the exiting hipped roof form to the rear. The scheme would also involve the erection of a replacement double garage with store within the front garden of the host dwelling.

Full height glazing would be inserted on the front elevation interspersed with vertical timber cladding, to the side elevation a pedestrian door would be inserted and a bank of full height glazed doors would be inserted on the rear elevation alongside some enlarged windows.

The applicant seeks to upgrade the existing built form to a more contemporary appearance with grey render with charred 'Yakisugi' timber cladding to all elevations with sections of light timber cladding to the rear elevation. The Parish Council have raised concerns in relation to the extent of the use of dark timber cladding and this is duly noted.



Existing (left) and proposed (right) front elevation



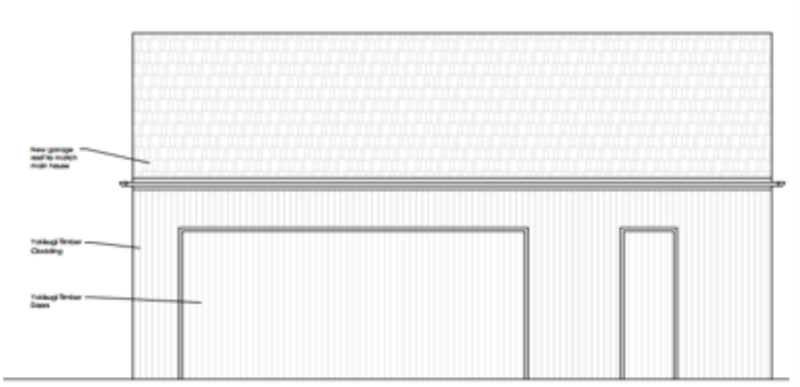
Existing (left) and proposed (right) rear elevation

The host dwelling sits centrally within its detached plot maintaining a set back from the public highway and the existing dwelling is in need of upgrading. The properties within the immediate vicinity comprise of a mix of styles with single storey and two storey detached dwellings with many having undergone recent updating with contemporary materials. Wiltshire Council welcomes innovative design and the materials proposed are not uncommon within the district.

Whilst the use of charred timber elevations would introduce a contemporary appearance to the host dwelling, the timber cladding would be broken in elements by the use of vertical louvres over grey render and large banks of full height glazing. The use of sustainable materials is encouraged and supported and it is observed that the ‘Yakisugi’ cladding would weather so any perceived

starkness of the blackened timber would settle to a more subtle hue over time. Therefore, in this instance it is considered that the materials would not appear out of context with the immediate area and would not disrupt the rhythm of the street scene.

The applicant proposes a pitched roof garage store within the front garden area of the application site, the garage would consist of a pitched roof design located within the southwest corner of the detached plot. The existing hardstanding area to the front elevation would be extended to access the proposed garage. The garage would extend over a footprint of c.66m2 at a maximum height of 5.2m. Garage doors would be inserted on the front east facing elevation with a window inserted on the north elevation. The garage would consist of matching 'Yakisugi' wooden cladding and roof tiles to match the host dwelling.



Proposed front elevation of the garage

To the south of the application site No.32 and No. 30 Dane Rise both benefit from detached garages set within the private residential curtilages to the front elevations of the host dwellings adjacent to the public highway, therefore the garage proposed here would not be viewed as an alien feature within the existing street scene. It is considered that the proposal would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot, with similar schemes implemented within the immediate vicinity.

The use of matching materials is supported, and it is considered that the proposal would not detrimentally impact the wider much valued landscape character of the special landscape area, as any additional form would be erected within the built envelope of the application site. It is therefore considered to comply with CP51 and CP57of the adopted Wiltshire Core Strategy.

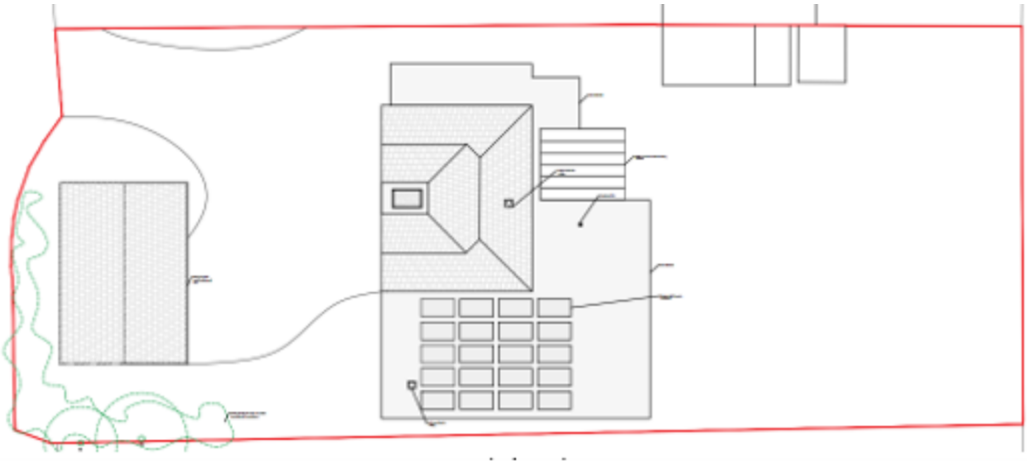
Impact on Neighbouring Amenity

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 would essentially overlook the applicant's private residential curtilage to all elevations and given the detached nature of the host dwelling and the single storey nature of the build, no

substantive concerns are raised in relation to overlooking. Similarly, no concerns are raised in relation to overshadowing or overbearing given the single storey nature of the development and separation distances to the adjacent neighbours.

The garage would be positioned forward of the front elevation and would be poisoned a distance of some 10m to the adjacent dwelling to the southeast, 34 Dane Rise, therefore no concerns in raised in relation to overbearing or overshadowing that could be introduced by the proposed outbuilding.



Proposed site plan

Given the scale of the development proposal, it is considered that the proposed development 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). In order to count as a parking space a garage should have internal dimensions of 3m x 6m.

The floor plan of the proposed garage illustrates that the internal dimensions would be 6m by 9m and would therefore meet the criteria of providing off road parking for two vehicles. The host dwelling benefits from a generous drive to the front elevation (that would be extended further to accommodate the access to the garage) that would adequately accommodate the parking of several cars, as illustrated in the site visit photo below. Therefore no concerns are raised in relation to highways impact.



The Parish Council have raised concerns over potential disruption to the traffic flow on Dane Rise during construction of the proposed scheme. However this matter does not fall within the remit of material planning considerations in recognition of the likley limited construction timeframe that would be programmed for a single domestic extension. Officers do not believe the proposal would lead to significant material harm to adjacent occupiers, or vehicles accessing the public highway, given the temporary nature of the construction, and scale of the proposal.

The Local Highways officer was consulted on the proposed scheme and raised no concerns. The proposal seeks to retain the existing access and would therefore 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 115 of the NPPF.

Ecology

This proposal falls within this application site falls within the Greater Horseshoe and Lesser Horseshoe bat species consultation zones of the Bath and Bradford on Avon Bat Special Area of Conservation. Therefore, due consideration has to be given to the potential disturbance of any bats because of the proposed development.

The development would involve the erection of an extension to the side elevation of the host dwelling that would not involve any disturbance to the existing roofscape and the erection of a garage within the existing residential curtilage of the host dwelling. As a precautionary measure a planning informative should 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.

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. Core Policy 67 of the Wiltshire Core Strategy states that ’all new development will 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’

Therefore, as a precautionary measure flood standing mitigation measures would be conditioned to ensure the development would be free from flooding as outlined in Paragraph 173 of the NPPF 2021 and Core Policy 67 of the WCS.

RECOMMENDATION: Approve with conditions

Conditions: (3)

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 - Received 08.12.2023
Location and Existing Block Plan DWG No (3) 001 - Received 08.12.2023
Existing Ground Floor Plan DWG No (3) 002 - Received 08.12.2023
Existing Roof Plan DWG No (3) 003 - Received 08.12.2023
Existing South and West Elevations DWG No (3) 004 - Received 02.01.2024
Existing East and North Elevations DWG No (3) 005 - Received 02.01.2024
Proposed Ground Floor Plan DWG No (3) 010 - Received 08.12.2023
Proposed Roof Plan DWG No (3) 011 - Received 08.12.2023
Proposed South and West Elevations DWG No (3) 012 - Received 27.02.2024
Proposed East and North Elevations DWG No (3) 013 - Received 02.01.2024
Proposed East and West Garage Elevations DWG No (3) 014 - Received 02.01.2024
Proposed Site Plan - Received 02.01.2024

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

3 No development shall commence on site until a scheme for the discharge of surface water from the site including surface water from the access/driveway, incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Informatives: (1)

4 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.