CASE OFFICER'S REPORT

Application Reference:	PL/2024/00288
Application Type:	Removal/variation of conditions
Site Inspection:	
Consultation ends:	16 February 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	31 Kingsfield, Bradford on Avon, BA15 1AN
Proposal:	Vary Condition No 2 on PL/2023/02076 - Southern façade of the extension is relocated inboard from the southern boundary of the site by approximately 1.6m 2. Proposed extension occupies more of the garden space to the east of the house, (but less development to the west of the house) 3. New small extension to the east to enable a downstairs bedroom, which is located on the boundary with the adjoining house to the north
Recommendation:	Approve with Conditions

This application relates to an end-terraced dwelling, 31 Kingsfield located within an established residential area in Bradford on Avon. The properties in Kingsfield comprise of a mix of detached semi-detached and terraced properties that share a similar palette of materials. The southern tip of the host dwelling lies within the Bradford on Avon Conservation Area and the application site lies within the Bath and Bradford on Avon Special Area of Conservation for bats.

This variation of conditions application is seeking permission for amendments to condition 2 of the previously approved design (PL/2023/02076) of the single storey front porch/ side extension. The proposal within this variation of conditions application seeks minor revisions by reducing the extent of the front porch and depth of the side extension and creating a single storey rear extension. The works would facilitate extended living areas on the ground floor and an additional downstairs bedroom.

The impact of the proposal on highways and ecology were fully appraised in the determination of PL/2023/02076 and the alterations that would be introduced as part of this application would not introduce any additional impacts. Therefore officers seek only to appraise the design and visual impact on the conservation area and neighbouring amenity impacts only.

National Context
National Planning Policy Framework (2021)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context
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 Neighbourhood Plan 2013-2026 (Made 2017)
Bradford on Avon Conservation Area Statement
Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015)

Principle of Development
Design and Visual Impact on the Conservation Area
Neighbouring Amenity

PL/2023/02076 Single storey side extension with flat roof- Approve with conditions

Bradford on Avon Town Council: Support
Wiltshire Council Highways - No objection

The consultation consisted of advertisement by site notice and posted out neighbour notifications. No third-party letters of objection were 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 an extension to an existing residential property set in an established residential curtilage within the settlement boundary of Bradford on Avon. 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 on the Conservation 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.

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

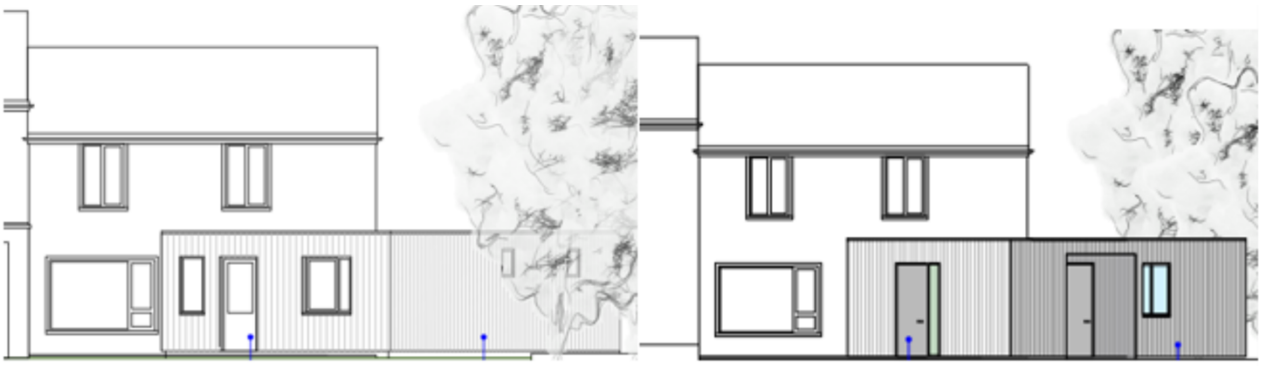
or by virtue of, any of the provisions mentioned in this section) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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.

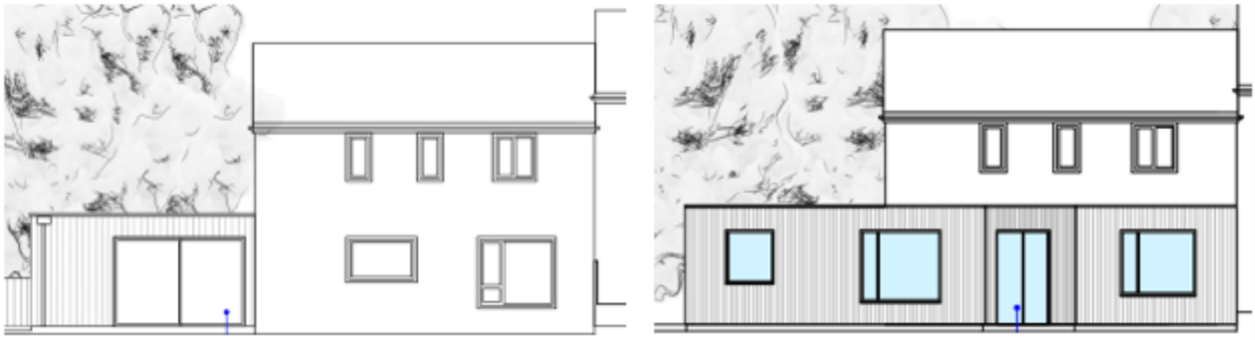
The southern tip of the application site lies within the Bradford on Avon Conservation area therefore views into and out of the application site need to be appraised with any potential negative impact of any future development assessed. The Conservation Area Statement states '*The Bradford on Avon Preservation Society was formed in 1959 and later became the Bradford on Avon Preservation Trust. Eventually after much discussion and planning the buildings in Tory and Middle Rank were conserved. At the same time new housing estates were constructed at Kingsfield and north-east of the Trowbridge Road and the built up area of the town expanded considerably'*

The applicant seeks to remodel the existing approved scheme by reducing the amount of built form on the front and south side elevation and introducing a single storey extension to the rear. The porch extension would project a maximum depth (of the obscure plan) of 2.3m from the existing front elevation and would extend along the side elevation with a maximum depth of 3m, at a reduced width than previously approved. To the rear the extension would employ an obscure plan extending a maximum depth of 4.9m from the rear elevation reducing in width to 1.5m where it would sit on the common shared boundary with the adjoining neighbour.

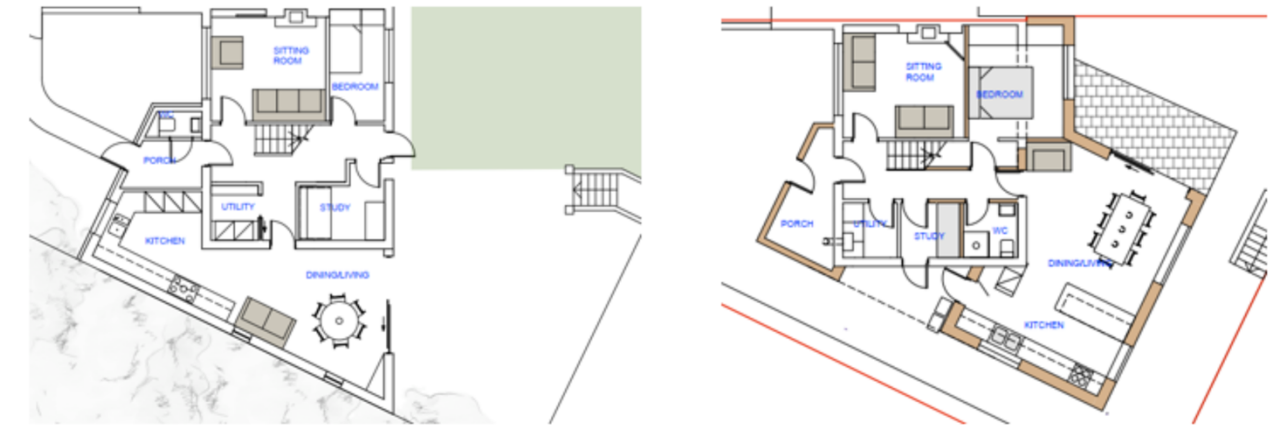
The extension would employ a flat roof form with larch weatherboarding to all elevations (that would be left to weather naturally) with aluminium fenestration, as previously approved. An entrance doorway and windows would be inserted on the front west elevation with a window and pedestrian doorway inserted on the south elevation and picture windows and patio doors inserted in the rear elevation.



Previously approved (left) and proposed (right) front west elevation



Previously approved (left) and proposed (right) rear east elevation



Previously approved (left) and proposed (right) ground floor plan

The extension would be viewed as a contemporary addition to the host dwelling and whilst officers acknowledge that the existing symmetry of the front elevation and rear elevations would be disrupted, have appraised the design and visual impact of the extension in relation to the character of the immediate area.

The host dwelling is located to the southern end of a terraced row of properties and the front elevations of the properties are accessed via pedestrian access from Kingsfield to the north. To the south of the host dwelling a large detached property benefits from an extensive private residential curtilage that consists of mature trees and hedges to the north and west elevations. Therefore, very limited views are afforded of the application site from the conservation area to the south and southwest as illustrated by the Google Earth image insert below.



The proposed design would introduce a contemporary appearance to the host dwelling, however officers acknowledge that the original dwelling would still be clearly legible by retaining the original features, therefore the ground floor extension can easily be identified as the modern addition. Officers also acknowledge that contemporary development is generally supported within Bradford on Avon, with many fine examples of contemporary architecture within the town. Therefore, officers consider that the proposed addition would not appear out of character with the immediate area.

The modest extension, 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.

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 of the host dwelling. The window and pedestrian doorway proposed on the south side elevation of the extension raise no objections in relation to overlooking given the single storey nature of the build and the absence of any immediate neighbours to the south. Therefore, no overlooking concerns are raised.

The revised submission introduces an element of built form on the rear elevation abutting the adjoining neighbour at No.29 Kingsfield, therefore officers have to appraise any adverse impacts in relation to overshadowing or overbearing that could be introduced. Given the limited height

(2.7m) and depth (1.5m) of the proposed mass that would sit on the common shared boundary no concerns are raised in relation to overbearing.

The extension would be erected on the rear east facing elevation of the host dwelling, and due to the orientation of the dwellings, with the sun rising in the east and setting in the west, any overshadowing would be limited to a period of one hour between 12pm and 1pm. Any overshadowing impacts would be nominal due to the single storey nature of the build, therefore no concerns are raised.

Given the scale of the development proposal, it is considered that the proposed extension 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.

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 11.01.2024
Site Plan DWG No 31KF_SP_01 - Received 11.04.2023
Existing Elevations DWG No 31KF_EX_01 - Received 11.04.2023
Existing Plans DWG No 31KF_Pl_X_01 - Received 11.04.2023
Proposed Site Plan DWG No 31KF_SP_01_A - Received 11.01.2024
Proposed Elevations DWG No 31KF_E_01 Rev B- Received 11.01.2024
Proposed Floor Plans DWG No 31KF_PL_01_B - Received 11.01.2024

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

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.