



Bourne Valley Associates Ltd

Planning Statement
For
The construction of a ground floor side
extension
At
7 Oldbrick Fields, Trowbridge, Wiltshire,
BA14 0FB

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Issue 1

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1. Introduction

This Statement accompanies and supports a householder planning application made to Wiltshire Council. The application relates to proposed works at 7 Oldbrick Fields in Trowbridge, to create a ground floor extension to the side of the property. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr & Mrs Miluk, who are the owners and occupiers of the property.

The concept of the proposal is to provide an increased living accommodation, while minimising the impact on the existing dwelling, local area and not affecting the amenity of the residents of the adjacent properties.

2. Site Context

2.1. The Location and Character of the Area

The application site is located on 7 Oldbrick Fields, the dwelling being within a Close at the edge of the town of Trowbridge, which is shown by the red arrow in Figure 1.

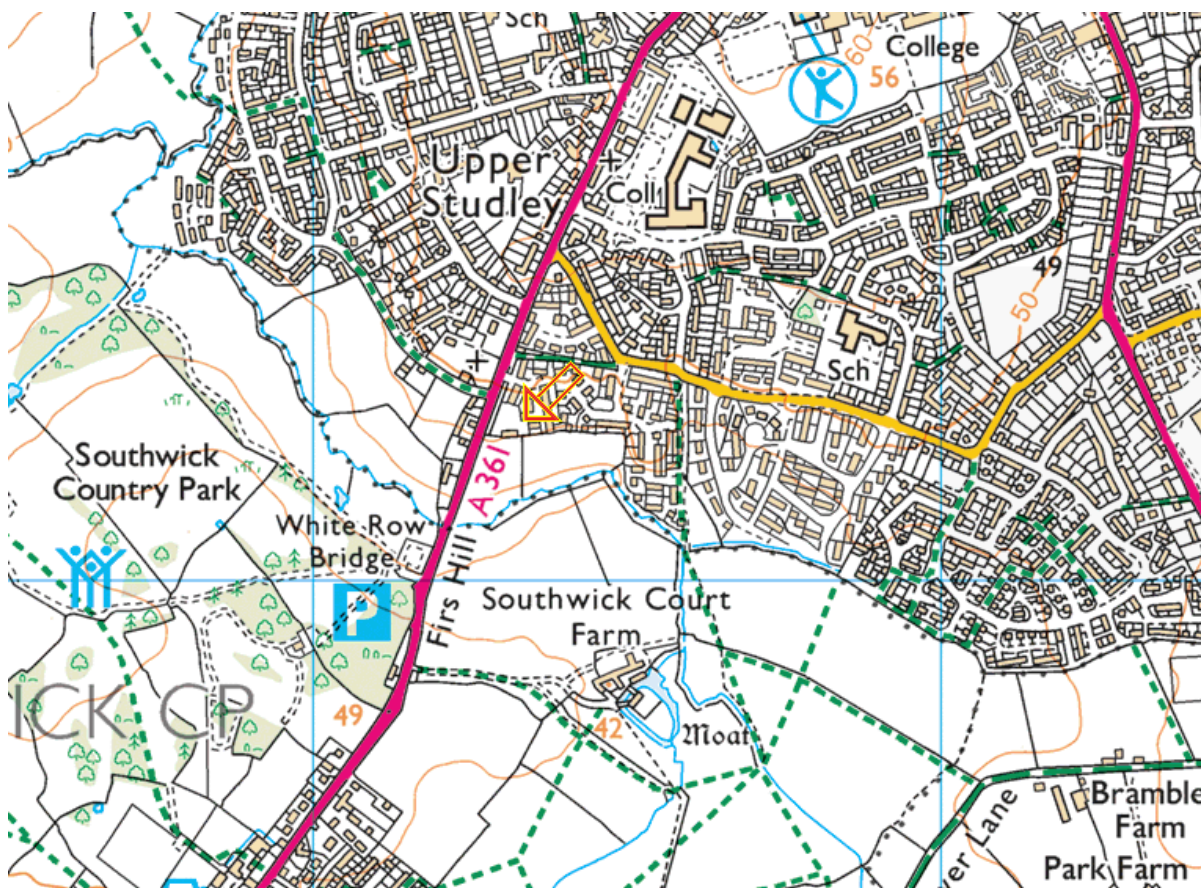


Figure 1 – Geographical context of Oldbrick Fields

The arrow in Figure 1 shows the approximate location of the application site, but the location plan for the proposal is formally submitted as Drawing 05640-00-A, Sheet 01.



Figure 2 is an aerial photograph that illustrates the character of the settlement close to the application site, which is marked by the red arrow.



Figure 2 - Aerial Photograph

The application site lies within the town of Trowbridge, as classified in the Wiltshire Core Strategy, so that there are no policy reasons why the principle of development would generate any objections.

The site lies outside any Conservation area or AONB. There are not any listed buildings within close proximity.

2.2. Planning History

- None available to view online specific to no.7
- W/03/01882/OUT Residential Development (Outline) Approve 2003
- W/05/00690/FUL Demolition of existing building and erection of 13 two storey houses, altered vehicular access and associated works Approved 2005



Figure 3 - Front elevation of 7 Oldbrick Fields



Figure 4 – Side/Rear elevation of 7 Oldbrick Fields



2.3. The Existing Property and Need For The Development

The existing property is a modern two storey dwelling with brick elevations with concrete tile roof. The existing floor plan of the property is shown on Drawing 05640-01, Sheet 01, with the present elevations shown on Drawing 05640-01, Sheet 02.

The extension proposed is needed for additional internal accommodation consisting of a downstairs bedroom.

3. Design

3.1. Development Concept and Layout

The proposed layout is shown in Drawing 05640-01, Sheet 03, with the proposed elevations shown on Sheet 04. The concept is to develop a ground floor extension to the side of the property. The number of bedrooms will increase as the property hosts 2 bedrooms at present and the development will result in a 3 bedroom property.



Figure 5 - Proposed Elevations

3.2. Amount and Scale

The proposed extension will provide an additional internal floor area of 16m². The proposed extension will create a single storey side extension, however it will not cover the full width of the side of the dwelling. The extension will be set back from the main frontage of the property, which will ensure an element of subservience.

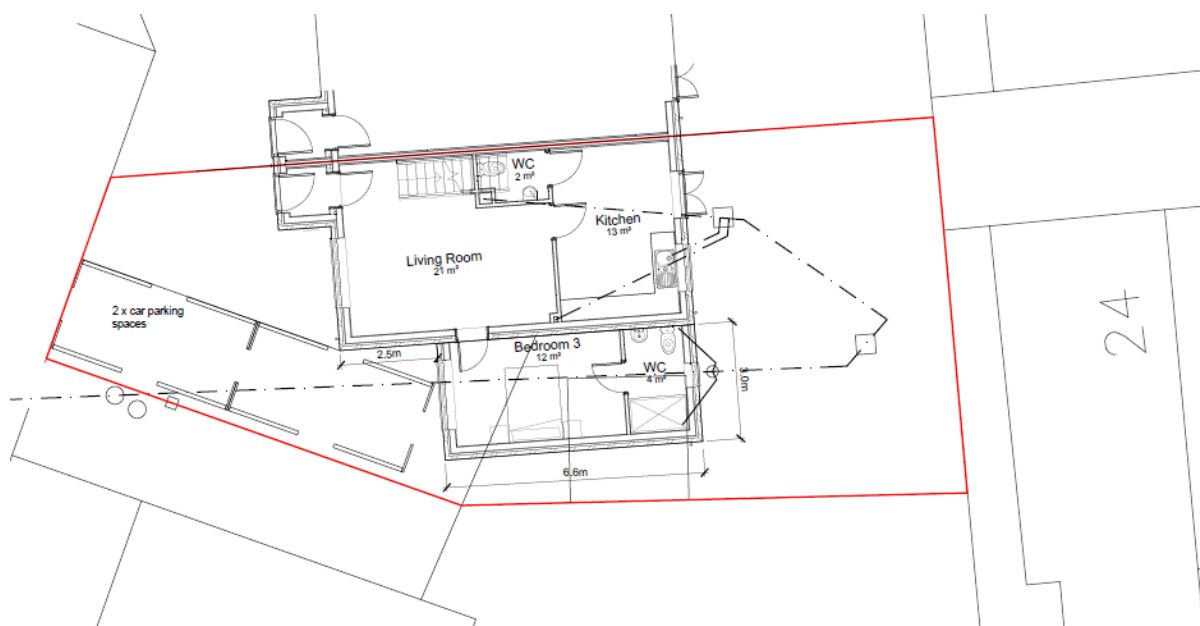


Figure 6 - Proposed Site Plan

3.3. Appearance and Impact on the Character of the Area

As can be seen in the proposed Drawings 05640-01-A, the extension will be subservient to the overall appearance and height of the property. The extension will be visible from the public domain, however it will be set back from the main dwellings frontage. There would be little perception of the change of the overall appearance of the dwelling from Oldbrick Fields and so the impact on the character of the dwelling and the local area would be minor and acceptable.

3.4. Effect on Amenity of Neighbouring Properties

The side extension will be set back from the boundary with the neighbour, and at single storey with the roof pitching away from the neighbour, it will not be overbearing or cause any overshadowing to neighbours. There will not be any new windows facing the neighbours to cause any overlooking issues.

4. Flood Risk and Water Quality

The EA map shows the site as being Flood Zone 1. Developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

5. Ecology

The application site is of low ecological value, it is set to hardstanding/patio at present. There would be no implications for ecology/biodiversity.

6. Access and Parking

The impact to parking arrangements has been considered for the property. The proposal does not alter the parking spaces available for the property. The number of bedrooms is proposed to increase to 3 however in accordance with the standards only 2 spaces are required. As these are still available to the property, the parking is not proposed to be altered.



7. Planning Policy

7.1. Introduction

This part of the planning statement seeks to review whether the proposals of the planning application accord with policy. Under the “plan-led” approach of the English planning system, proposals should accord with the development plan, which encapsulates policy from governmental through to site specific level. This is detailed in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, there is an examination of the implications of Government policy, specifically through its National Planning Policy Framework; and to local policy, both statutory and non-statutory. The statement considers how development proposals either accord with policy or there is a justifiable exception to policy. In this case, the local authority is Wiltshire Council, the Core Strategy is the principal policy document for determining planning applications.

7.2. National Planning Policy Framework

In December 2024, the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government’s policies for England and how it expects them to be applied. This section of the statement sets out elements of the NPPF pertinent to this application, and considers whether the proposals are consistent with the document and its principles.

For decision-taking this means:

Achieving sustainable development

The objective of making it easier to obtain planning permission for sustainable development is heavily stressed within the NPPF. At paragraph 11, the document states, for decision-taking situations such as this:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The local policy is the Wiltshire Core Strategy, the Core Strategy is still recognised as having full weight, and the proposal is reviewed against it below.

An objective of the submitted proposals is to make the provision of the property more sustainable in terms of energy conservation through the means of construction. The development accords with up to date local policy.



Achieving well-designed places

The NPPF has a specific section on good design which includes the following:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and...”

We have taken account of other design advice provided in the NPPF. For example, we consider that the development will be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”* Thus, the character of the existing dwelling will not only be retained, but enhanced, and the spatial relationship between other buildings along the road would not be lost through this proposal.

There is also advice on form, scale and materials, and we consider that we have followed such guidance, so that the development is not out of scale in terms of mass nor height and uses materials that are regularly employed in the area.

The NPPF makes important comments about impacts of new development on the street scene, and that issue is important here, but it should be noted that there are no long-distance views of the site from any vantage points. There would be no harmful impact on the street scene.

Accordingly, we believe that the proposals are in line with the revised NPPF.

7.3. Local Planning Policy- Wiltshire Council Core Strategy

The most significant local policy document is the Wiltshire Core Strategy, which was adopted by the Council in January 2015. This review analyses those policies within the current Strategy that are relevant to this proposal. The Core Strategy has some policies that apply throughout the whole county, but it also adjusts policies to particular parts of the county, known as community areas, and this site lies within the Trowbridge Community Area, so the approach to that area is considered here.



In terms of design, Core Policy 57 - Ensuring high quality design and place shaping, states: *“A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.”*

“responding 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.”

We consider that the proposals accord with that policy, for the reasons we have already outlined.

Moreover, it also accords with Core Policy 41: Sustainable Construction and Low Carbon Energy, which identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire.

Accordingly, we argue that the proposals comply with both national and local policy.

8. Conclusion

This proposal seeks to provide a limited increase in internal accommodation to satisfy the applicant's needs. It seeks to provide a ground floor side extension that would cause no harm to the amenity of the neighbours nor the character of the existing dwelling and surrounding area.

The development proposal would not conflict with design or other planning policies. Overall, the development would accord with policy and would constitute sustainable development. We look forward to receiving your approval for these minor works, which would not lead to any environmental disadvantages.