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town planning

Supporting Statement

199b Winsley Road

Bradford-on-Avon

BA15 1NU

Householder planning application for
alterations and partial conversion of
garage to living accommodation

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1 Introduction

- 1.1 This Planning Statement has been written on behalf of the applicant Mr Luke Flower in support of an application for the conversion of garage into living accommodation at 199b Winsley Road, Bradford-on-Avon, BA15 1NU.

2 Background

2.1 The application property 199b is a detached two-storey four-bedroom house which is one of two such properties (the other being 199a) which sit in a back land position behind no. 199 Winsley Road. All three properties were built around 2016 following planning permission granted in 2014 (outline permission ref. 14/06020/OUT followed by reserved matters ref. 15/08770/REM). All properties

2.2 All properties including the application property incorporated integrated or attached garages. Condition 8 attached to the original outline permission stated:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

2.3 The application property has sufficient driveway space to accommodate three car parking spaces.

3 Proposal

- 3.1 The proposal comprises internal and external modifications to the dwelling converting approximately 2/3 of the current garage area to habitable accommodation which will include a utility room (repositioned from its current location to the rear of the garage) and an extension to the existing open plan kitchen/dining area of the dwelling (also incorporating the existing utility room).
- 3.2 The front part of the garage will be retained for storage of bikes with the existing garage door replaced with hinged double doors. In the rear elevation of the house the window and door of the utility room will be replaced with new bifold doors in enlarged opening.

4 Justification

- 4.1 The proposal will result in the loss of the garage for the potential purpose of car parking. It has never actually been used as such and its internal dimensions of 5.1 x 2.8m are well below the standard size which is now considered the minimum necessary for parking a modern vehicle.
- 4.2 Current Wiltshire parking standards (set out in Wiltshire Local Transport Plan 2011- 2026 Car Parking Strategy) state that for a 4+ bedroom dwelling the minimum parking standard requirement is 3 car parking spaces. It is also indicated that garages should not be included in the allocated provision.
- 4.3 As the proposal retains the minimum parking standard requirement for a 4-bedroom house, it is considered that there is no reason to resist the proposal on grounds that the loss of parking would have an unacceptable impact on highway safety (ref NPPF para 116).
- 4.4 Aside from the issue of the loss of the garage for parking, it is not considered that the proposed alterations raise any other concerns. The proposals are low key and would have no impact on the character and appearance of the locality nor have any adverse effect on the neighbouring properties.