

Design and Access Statement

Proposed Change of Use from C3 Dwelling house to C4 House in Multiple Occupation
16 Budbury Place, Bradford on Avon, Wiltshire, BA15 1QF

16/01/26

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the change of use of the existing four-bedroom single dwelling house (Use Class C3) to a five-bedroom House in Multiple Occupation (Use Class C4) at 16 Budbury Place, Bradford on Avon, Wiltshire.

The application is submitted as a **reapplication following the lapse of a previous planning permission granted in 2020 (20/09524/FUL)**. The current proposal is materially the same as the earlier consent, with no external alterations proposed to the property.

This statement has been prepared in accordance with relevant planning guidance and is intended to explain the design rationale and access considerations associated with the proposal.

2. Site and Surroundings

The application site comprises an end-terrace Grade II Listed residential property located on Budbury Place, a predominantly residential street within the built-up area of Bradford on Avon. The surrounding area is characterised by traditional residential dwellings of similar scale and appearance.

The property benefits from existing access to local services, facilities, and public transport, and is within reasonable walking distance of the town centre, employment areas, and amenities. The site is therefore well suited to shared residential accommodation.

There are no significant landscape features or heritage assets directly affected by the proposal, and the property is not isolated from existing residential uses.

3. Planning History

Planning permission was previously granted in 2020 for the change of use of the property from a single dwelling house to a five-bedroom HMO. That permission has since lapsed due to the implementation period expiring.

This application seeks to **re-establish permission for the same form of development**, reflecting an ongoing need for small-scale shared accommodation within the town.

4. The Proposal

The proposal involves the internal reconfiguration of the existing dwelling to provide accommodation for up to five unrelated occupants sharing common kitchen and living facilities.

Key elements include:

- Retention of the existing residential layout and character
- Provision of five bedrooms of appropriate size and standard
- Shared kitchen and communal space
- Use of existing services and facilities

No extensions or external alterations are proposed. As such, the development will not result in any material change to the external appearance of the building or the character of the street scene.

5. Design Principles

Amount

The scale of development remains unchanged, with the proposal limited to a change of use within the existing building envelope. The level of accommodation proposed is appropriate to the size of the property.

Layout

The internal layout is designed to ensure:

- Adequate private space for each occupant
- Safe and convenient access to shared facilities
- Compliance with relevant space, amenity, and safety standards

The layout allows the property to function effectively as a small HMO without compromising residential amenity.

Scale and Appearance

As there are no external alterations, the scale and appearance of the building will remain exactly as existing. The proposal therefore preserves the established character of Budbury Place and the wider area.

Landscaping

No changes to landscaping are proposed. Existing arrangements will be retained.

6. Impact on the Surrounding Area

The proposed use is considered compatible with the surrounding residential context. A five-bedroom HMO represents a modest intensification of use and is not expected to result in unacceptable impacts in terms of:

- Noise or disturbance
- Visual impact
- Overlooking or loss of privacy

The reoccupation of the property will contribute positively to the local housing stock and support the vitality of the town.

7. Access Statement

Vehicular and Pedestrian Access

The proposal utilises the existing access arrangements to the property. No changes to vehicular or pedestrian access are required. However the number of additional parking spaces are increased to accommodate the potential rental need requirements.

The site benefits from its sustainable location, with good access to public transport, local shops, and services, reducing reliance on private vehicles.

Inclusive Access

The property will continue to be accessed at ground level as existing. Internally, the layout provides clear and safe circulation routes appropriate to the nature of the accommodation. While the building is an existing property with inherent constraints, reasonable provision is made for accessibility consistent with its use and age.

8. Refuse and Recycling

Refuse and recycling storage will be provided in accordance with local authority requirements, utilising existing external areas. Collection arrangements will remain unchanged from the existing residential use.

9. Conclusion

This Design and Access Statement demonstrates that the proposed change of use of 16 Budbury Place to a five-bedroom HMO is:

- Appropriate in scale and design
- Compatible with the surrounding residential area
- Located in a sustainable and accessible location
- A reapplication of a previously approved scheme

The proposal makes efficient use of an existing residential building, contributes to local housing needs, and will not result in harm to local character, amenity or Listed nature of the building. The development is therefore considered to be acceptable in planning terms and should be granted planning permission.