

Date of Meeting	23 November 2016
Application Number	16/08019/FUL
Site Address	6 Springfield Park, Trowbridge, Wiltshire BA14 7HT
Proposal	Two bedroom bungalow with associated parking and amenity area
Applicant	Mr Patrick Ranger
Town/Parish Council	TROWBRIDGE
Electoral Division	TROWBRIDGE ADCROFT – Cllr Nick Blakemore
Grid Ref	386409 158414
Type of application	Full Planning
Case Officer	Eileen Medlin

Reason for the application being considered by Committee

Cllr Blakemore has requested that should officers be minded to support this application, it should be brought before the elected members of the planning committee to debate and determine and to afford the opportunity to local residents to participate.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The main issues discussed in this report are:

- The principle of the development,
- Impact on Heritage Assets
- Impact on the character and appearance of the area,
- Impact on neighbouring residential amenities,
- Highway safety and parking.

3. Site Description

The application site is located in Springfield Park to the north of Hilperton Road within the established town policy limits. The application site comprises the existing 2-bed bungalow at No 6 and its garden. The Hilbury Court Hotel (a Grade II Listed Building) is located to the northeast of the application site and shares part of the rear boundary. The Trowbridge (Hilperton Road) Conservation Area is located to the south east of the site, including Hilbury Court Hotel. Within the immediate neighbourhood to the site, there is a mix of property type and styles including both two storey and single storey properties.

4. Planning History

W/88/02038/FUL - Alterations to bathroom and extension to kitchen – withdrawn

5. The Proposal

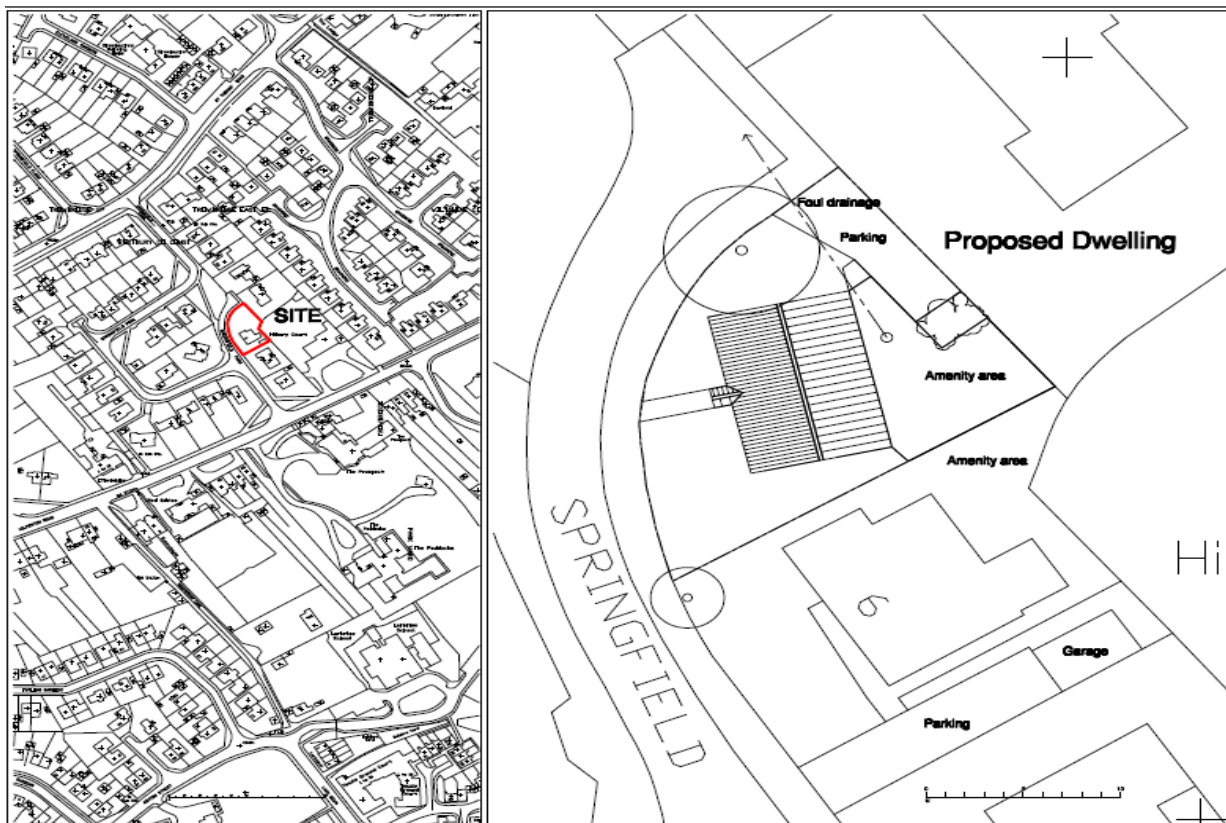
This application proposes the erection of a bungalow in the garden of No 6 Springfield Park. The existing house and garden occupies a site of approximately 0.06 hectares (or 600sq.m)

and the proposals would result in the two residential units being sited on circa 300sq.m plots. A new boundary fence would be set approximately 1m from the flank elevation of No 6.

The proposed bungalow would have a gross internal area of approximately 65sqm (70sqm externally) containing two bedrooms and an open plan living/dining/kitchen area. The bungalow would have a pitched roof with an eaves height of 2.2m and a ridge height of 5.2m. It would be located to the north west of the existing house in the existing garden. The house would be orientated at a slight angle to the host property with approximately 230 sq.m of external amenity space including front garden, rear garden and parking.

The irregular shaped area of rear private amenity space would measure about 50sqm. The proposed house would have a new vehicular access formed off the hammerhead located to the north. The hammerhead currently serves No 8 and No 10 Springfield Park; and the proposed access would be perpendicular to their existing entrances.

In terms of the existing host property at No.6, its footprint measures approximately 90sqm plus a further 10sqm including the garage. Under this application, No.6 would retain approximately 200sqm of external amenity space consisting of a front and rear garden and parking space, with a rear garden of approximately 50sqm. The parking for No.6 would remain unaltered.



6. Local Planning Policy

The National Planning Policy Framework (NPPF)

The Wiltshire Core Strategy (WCS) was adopted on 20th January 2015 and therefore holds full weight in planning terms. The following Core Policies (CP) are relevant when assessing this application: CP1 (Settlement strategy), CP2 (Delivery strategy), CP3 (Infrastructure requirements), CP29 (Trowbridge Area Strategy), CP41 (Sustainable construction and low carbon energy), CP51 (Landscape), CP52 (Green Infrastructure), CP57 (Ensuring high quality design and place shaping), CP58 (Ensuring conservation of the historic environment), CP60

(Sustainable Transport), CP61 (Transport and Development), CP62 (Development impacts on the transport network), CP64 (Demand Management), CP67 (Flood Risk)

When adopting the WCS, some policies continue in force from the West Wiltshire District Local Plan (1st Alteration) (WWDLP) were saved. Those which are relevant to this application include: U1a (Foul Drainage/sewerage treatment)

Wiltshire Waste Core Strategy - WCS6 (Waste Audit)

The following document list also merits due consideration:

- Wiltshire's Community Infrastructure Levy – Planning Obligations Supplementary Planning Document (Planning Obligations SPD)
- Wiltshire's Community Infrastructure Levy - Charging Schedule (Charging Schedule)
- Wiltshire's Community Infrastructure Levy - Regulation 123 List (123 List)
- Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy

7. Summary of consultation responses

Trowbridge Town Council: No objection, subject to no significant adverse impact on neighbouring amenity.

Wiltshire Council Highways Officer: No objection, subject to conditions.

Wiltshire Council Conservation Officer: No objection since the development would have a neutral impact on heritage assets.

Dorset & Wiltshire Fire and Rescue Service: No objection

8. Publicity

A site notice was placed on the site boundary and the immediate neighbours were individually notified of the application. Following the public notification processes, 11 letters of objection have been received from 7 neighbouring occupiers raising concerns about the application for the following reasons:

- Cramped form of development
- Impact on access to Nos 8 and 10
- Parking of construction vehicles
- Out of keeping with the character of the area
- Drainage
- Lack of amenity space for future occupiers
- Tandem parking will result in reversing in front of entrances to No.8 and No.10
- Visitor parking will obstruct access to No.12
- Restrictive covenant in place (not relevant to planning)
- No letter sent to No.10 Springfield Park
- Application should be considered by committee
- New access would have an adverse impact on the amenities of No.8 and No.10.
- Loss of green infrastructure
- Adverse impact on built environment
- Increase in flooding
- Refuse vehicles do not collect outside No.8 and No.10 with bins put in front of No.6.

Following the publication of the above concerns, the applicant provided the following rebuttal:

- The parking space at No 6 will be widened to allow for parking during construction
- Drainage will meet the requirements of Wessex Water
- Current construction traffic is from two sites on Hilperton Road
- Legal aspects of the proposal will be satisfied by their legal advisors

- The proposal is for a much needed bungalow
- There has been interest in No 6 from prospective buyers who want a small garden

9. Planning Considerations

9.1 Development Plan - 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. In this case, the Wiltshire Core Strategy, including those policies of the West Wiltshire District Plan that continue to be saved and enshrined within the WCS, constitutes the relevant development plan for the Trowbridge area.

The application site is located within the limits of development of Trowbridge where there is a presumption in favour of sustainable windfall residential development opportunities (CP1 refers). The principle of a dwelling in this location is therefore acceptable provided that the impacts can be satisfactorily accommodated. The impacts of the development proposal have been carefully appraised and the following sections deal with the issues in turn.

9.2 Impact on the Nearby Listed Building/Heritage Asset - Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the “*desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*” (S66).

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 similarly requires special regard to be given to the desirability of preserving the character and appearance of designated conservation areas.

Paragraph 132 of the NPPF furthermore states that “*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...Significance can be harmed or lost through... development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*”

Paragraph 135 of the NPPF advises that “*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*”

Core Policy 58 of the Wiltshire Core Strategy echoes the above national policy in seeking the protection, conservation and, where possible, enhancement of heritage assets.

The proposed infill development would take place adjacent to the rear boundary of Hilbury Court Hotel which also forms the boundary of the Conservation Area.

The hotel is a Grade II listed building, added to the list in 1976. Built as a medium sized gentleman’s residence in the first years of the 19th century, the house occupied a modest plot in the newly fashionable wealthy suburb of Trowbridge along Hilperton Road. This distinctive area (which lies to the south of the site boundary) is designated as the Hilperton Road Conservation Area.

The hotel’s boundaries remain unchanged from construction but its surroundings have changed dramatically. To the west, Springfield Park was built by the 1970s on the site and grounds of a larger residence called Springfield. To the east, previously open land was developed for further estate housing towards the end of the same decade.

The elements of the building’s setting which contribute to its significance today are largely confined to its immediate garden area, which has remained much the same since the house

was constructed. In addition, the building's relationship with Hilperton Road and other remaining high status properties which were built in the 19th and early 20th centuries has historic interest and contributes to an understanding of the building's history. The Conservation Area boundary (which includes Hilbury Court Hotel) is drawn to reflect this area of interest. The wider setting to the west, north and east, of well-established suburban estate housing makes no positive contribution to the building's significance (or to that of the conservation area, from which it is excluded) but has remained largely static since the time of listing. Changes within these surroundings which are in harmony with the general scale and character of the area and which do not significantly reduce the generally leafy nature of the area, such as the current proposal, will not cause any additional harm to the setting of the listed building or to the adjacent conservation area.

The Council's Conservation officer has advised, as discussed above, that the proposed development would have a neutral impact on the setting of the listed building given the existing setting, separation distances and property/plot relationships and therefore the proposal is considered to be acceptable in this regard.

9.3 Impact on the Character and Appearance of the Area – Core Policy 57 requires a high standard of design in all new developments. It advises that development is expected to create a strong sense of place through drawing on the local context. The proposed development would bring about a subdivision of an existing plot to provide an additional single-storey property. The design of the new bungalow would be in keeping with the character and appearance of the area with complimentary proposed construction materials and elevation treatment. In terms of the layout, the proposal would result in two properties set within reasonably sized plots which would still provide an adequate level of external outdoor amenity space. The proposed siting of the new residential unit would follow the curve in the road; and would have an acceptable relationship with neighbouring properties. The proposed development would not appear incongruous or harmful; and the siting, design, mass, bulk and spatial relationships are considered acceptable.

The creation of rear gardens of a shallow depth would not be an uncharacteristic feature of the immediate area. Nos 2 and 4 to the south of the site also have short rear garden with the majority of their open space to the front and side of the properties which are enclosed by low stone walls.

Overall, it is considered that the proposal would not have an adverse impact on the character and appearance of the area and, the proposal complies with Core Policy 57.

9.4 Impact on Residential Amenities – In terms of the impact on neighbouring occupiers, the impact on No 8 requires the most careful appraisal. No.8 is located to the north east of the site and shares a boundary with the application site. No 8 is also a bungalow and faces south west. One window on the front elevation directly faces the application site. This window is approximately 7m from the close boarded boundary fence. The proposed house would be sited 4m from the boundary fence at its closest point. There would therefore be at least 11m separation between the two single-storey properties. It is considered that the relationship and separation distance between the proposed house and No.8 is acceptable and would not result in adverse impacts in terms of loss of sunlight/daylight or residential amenity and privacy given the distance, orientation and height of the proposed property and the existing boundary treatment. It is considered that the other neighbouring properties are sufficiently distant from the proposed house and that the proposals would not have an unacceptable impact on amenities. Therefore it is considered that the proposal is in accordance with Core Policy 57 in this respect.

The proposed house would be adjacent to No 6 and would not extend further forward or to the rear of the existing property. There are existing windows on the side elevation of No 6 but it is acknowledged that these are not principal windows. It is considered that the proposed relationships are acceptable in this regard.

Whilst the development would result in two plots that are smaller than the neighbouring gardens of adjoining properties, the amount of amenity space that would be retained, would be acceptable and policy compliant with respect to Core Policy 57 and paragraph 17 of the NPPF.

9.5 Highway Safety and Parking - The application proposes a new access and two parking spaces. The Council's highway officer has raised no objection to the proposal in terms of access and parking. The application would provide sufficient on-site parking space in line with Council standards and a safe access constructed off the adopted hammerhead can be provided. The proposal is considered to be acceptable on transport grounds and in accordance with policies 60, 61, 62 and 64 of the Core Strategy and the NPPF.

9.6 Other Matters - A number of objectors have referred to concerns about construction traffic and localised disruption. Given the access to the site, located off the hammerhead, it is considered necessary and appropriate to impose a pre-commencement planning condition requiring a construction management plan to be produced for the future consideration of the Council. A condition is also recommended to ensure that surface water drainage is dealt with on site in accordance with Core Policy 67.

10. Conclusion (The Planning Balance) - The proposed development is considered to be an acceptable windfall development within the established settlement limits. The proposed bungalow would be in keeping with the character and appearance of the area, and would not have an unacceptable impact on the amenities of adjoining occupiers and would provide an adequate standard of amenity for future occupiers. The proposal would provide a safe access and sufficient on-site parking in line with Council standards and is considered to be in accordance with the development plan..

RECOMMENDATION - Approve with conditions

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:
1606-01 Location and Block Plan, 1606-02 Proposed Floor Plan, 1606-02 Proposed Elevations, received 16th August 2016

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

3. No development shall commence on site above slab level until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. 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.

5. No development shall commence on site (including any works of demolition), until a Construction Management Plan, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) the loading and unloading of plant and materials;
- c) the storage of plant and materials used in constructing the development;
- d) the measures to control the emission of dust and dirt during construction;
- e) the hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

6. No development shall commence on site above slab level until details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

REASON: In the interests of visual amenity and the character and appearance of the area.

7. No part of the development hereby permitted shall be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

8. The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

9. The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. Within 6 months of any dwelling being occupied evidence shall be submitted to and approved in writing by the local planning authority certifying that the stated level or its equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out within Wiltshire Core Strategy CP41 are achieved.

10. 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 those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouse hereby permitted and the retained dwelling house (no 6 Springfield park) or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

PLANNING INFORMATIVES:

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy