

Western Area Planning Committee

19th August 2020

7a) 20/01219/FUL & 20/02055/LBC - Manvers House, 3 Kingston Road Bradford On Avon BA15 1AB
Alterations and extensions to existing office building including erection of mansard roof on north wing to accommodate additional B1 office floor space and the change of use of central building and southern wing from B1 offices to form 2 dwellings (C3).

Recommendation: Approve subject to conditions

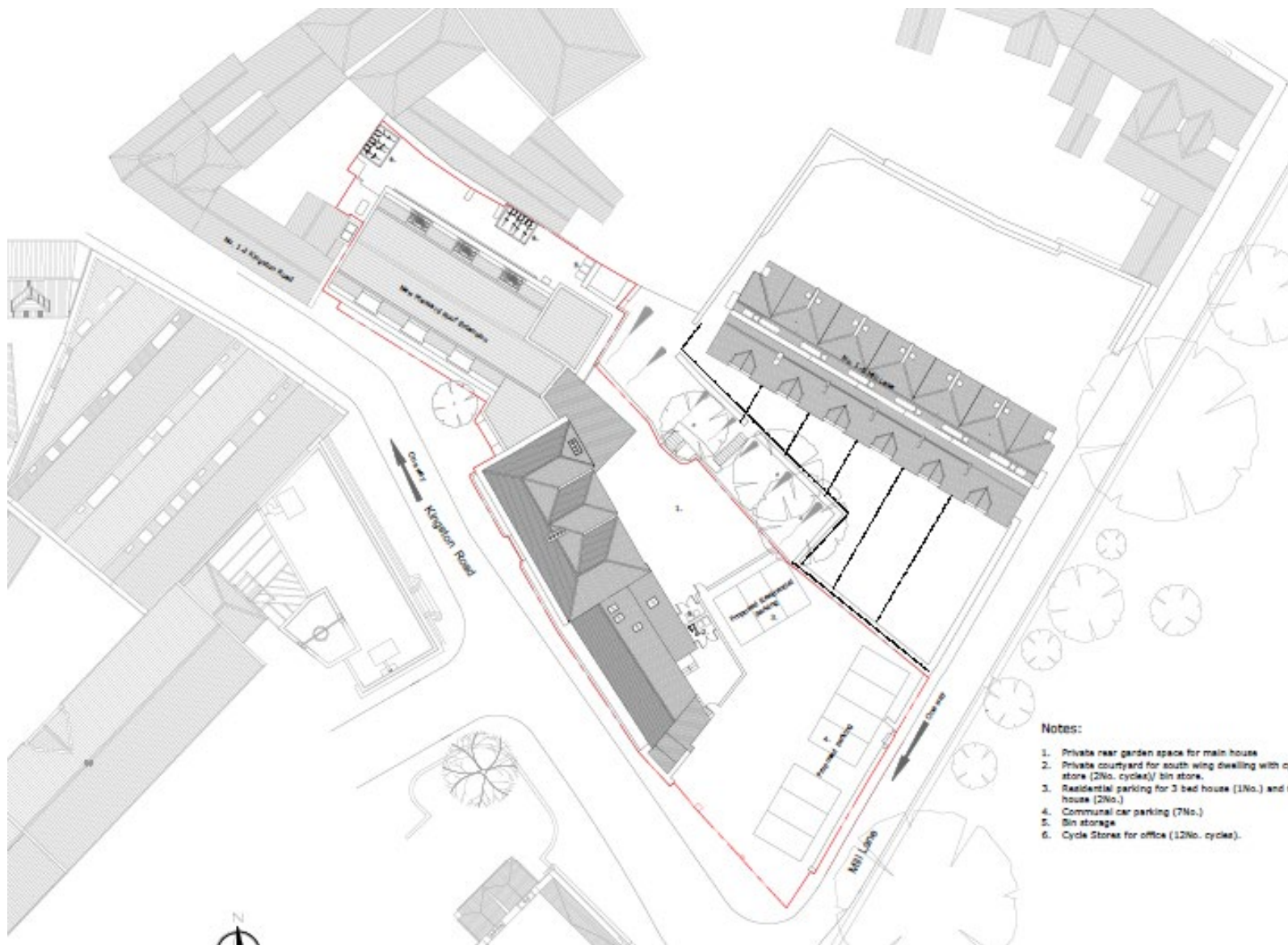


Site Location Plan



Aerial Photography

Proposed Site Plan



Southwest Elevation



Proposed Street Elevation

1:100
Proposed



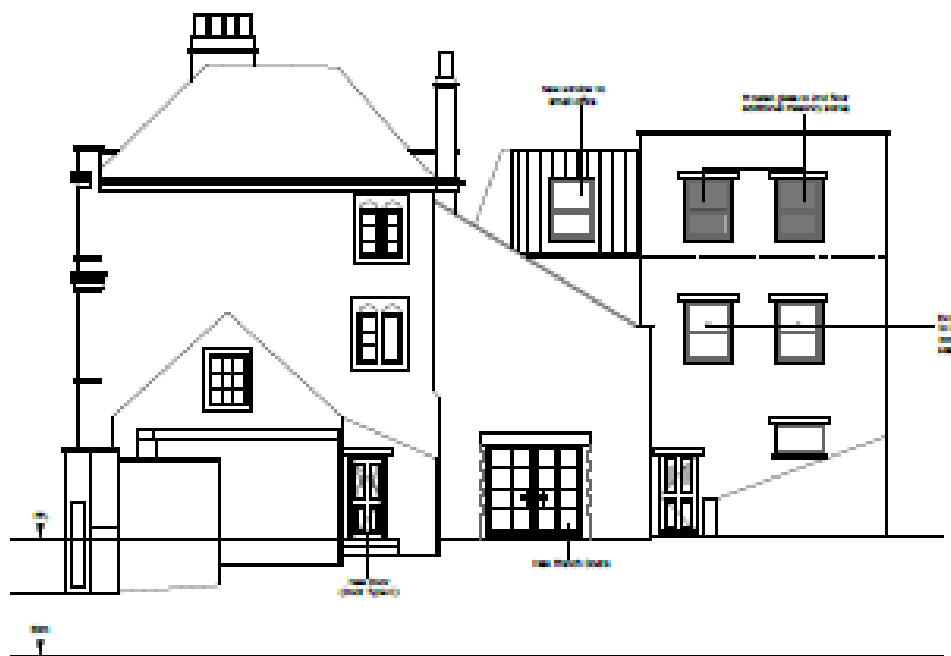
Existing Street Elevation

1:100
Existing

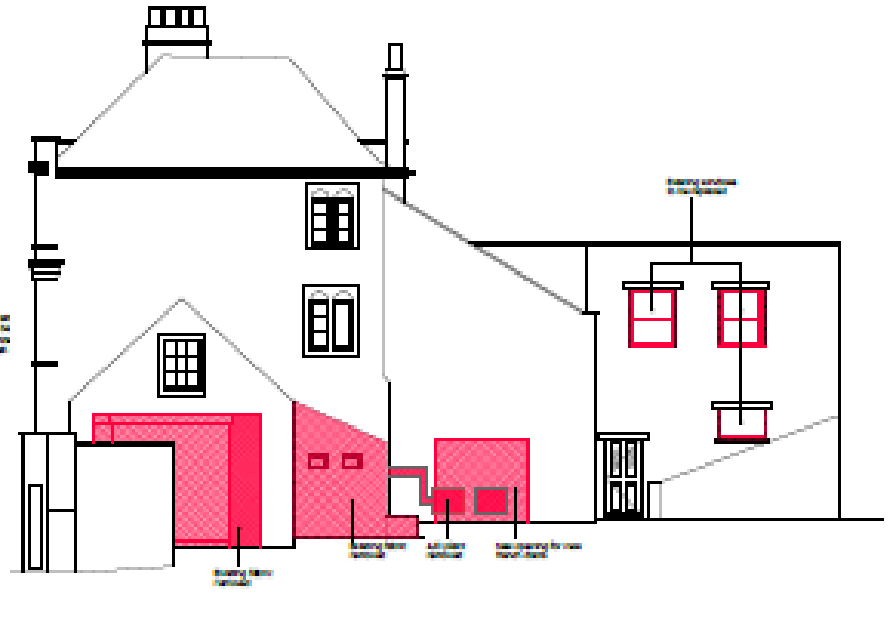
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Existing Rear Elevation

Southeast Elevation Proposed and Existing

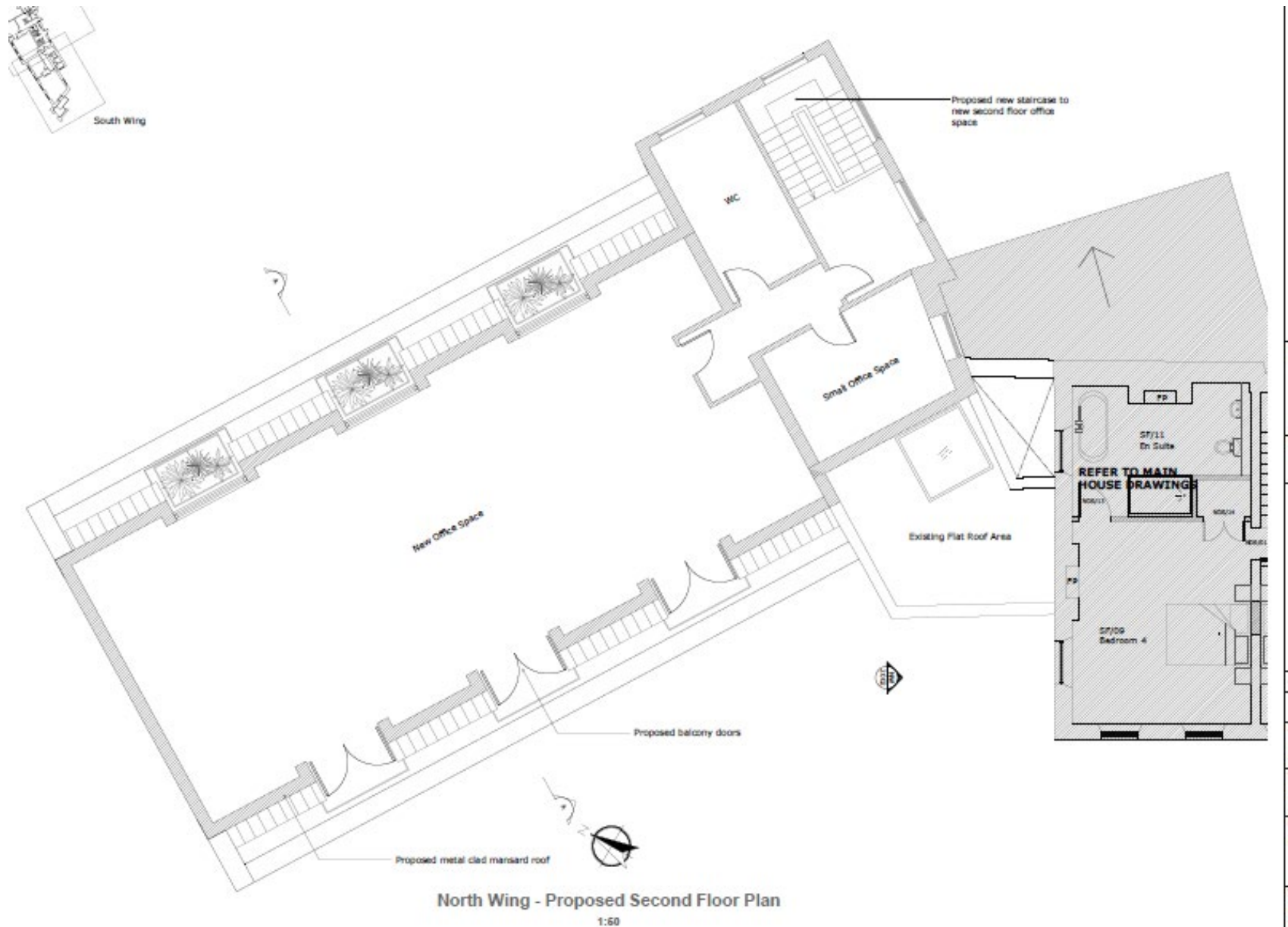


Proposed SE Elevation

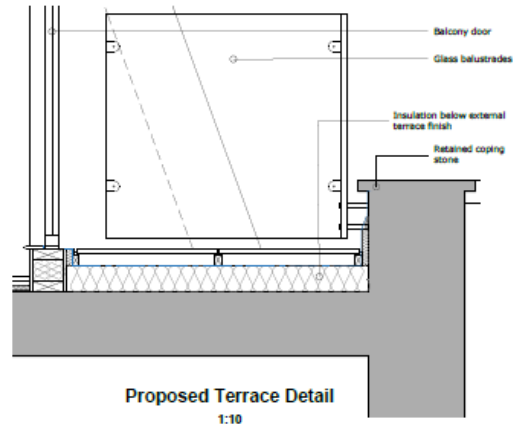
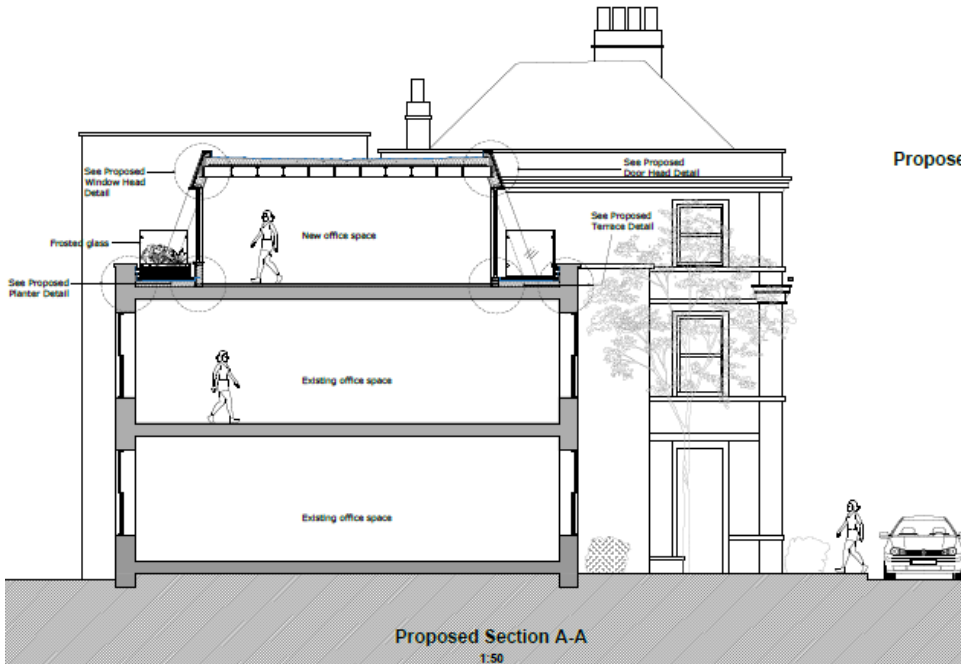
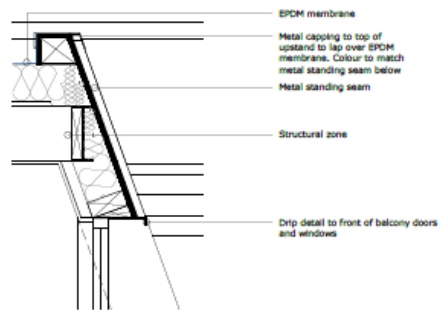
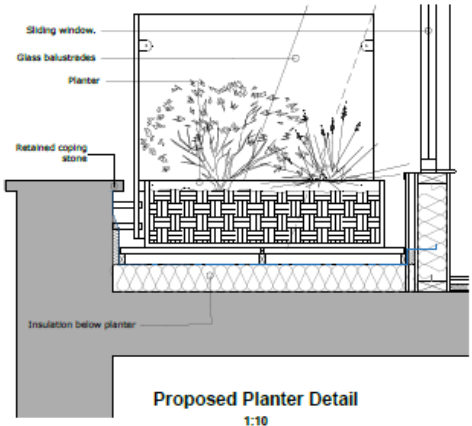


Existing SE Elevation

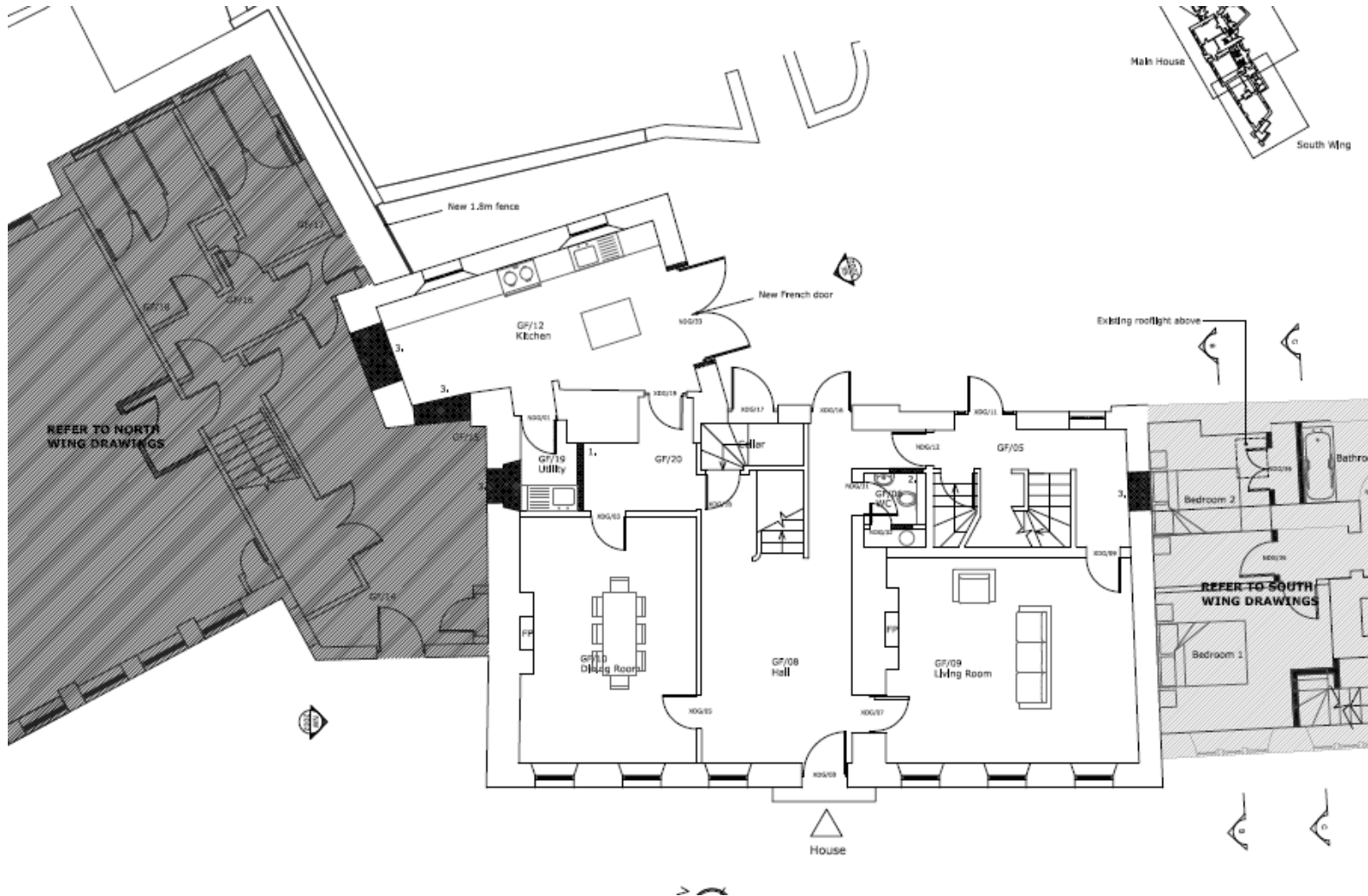
Proposed Plan: New Second Floor to North Block



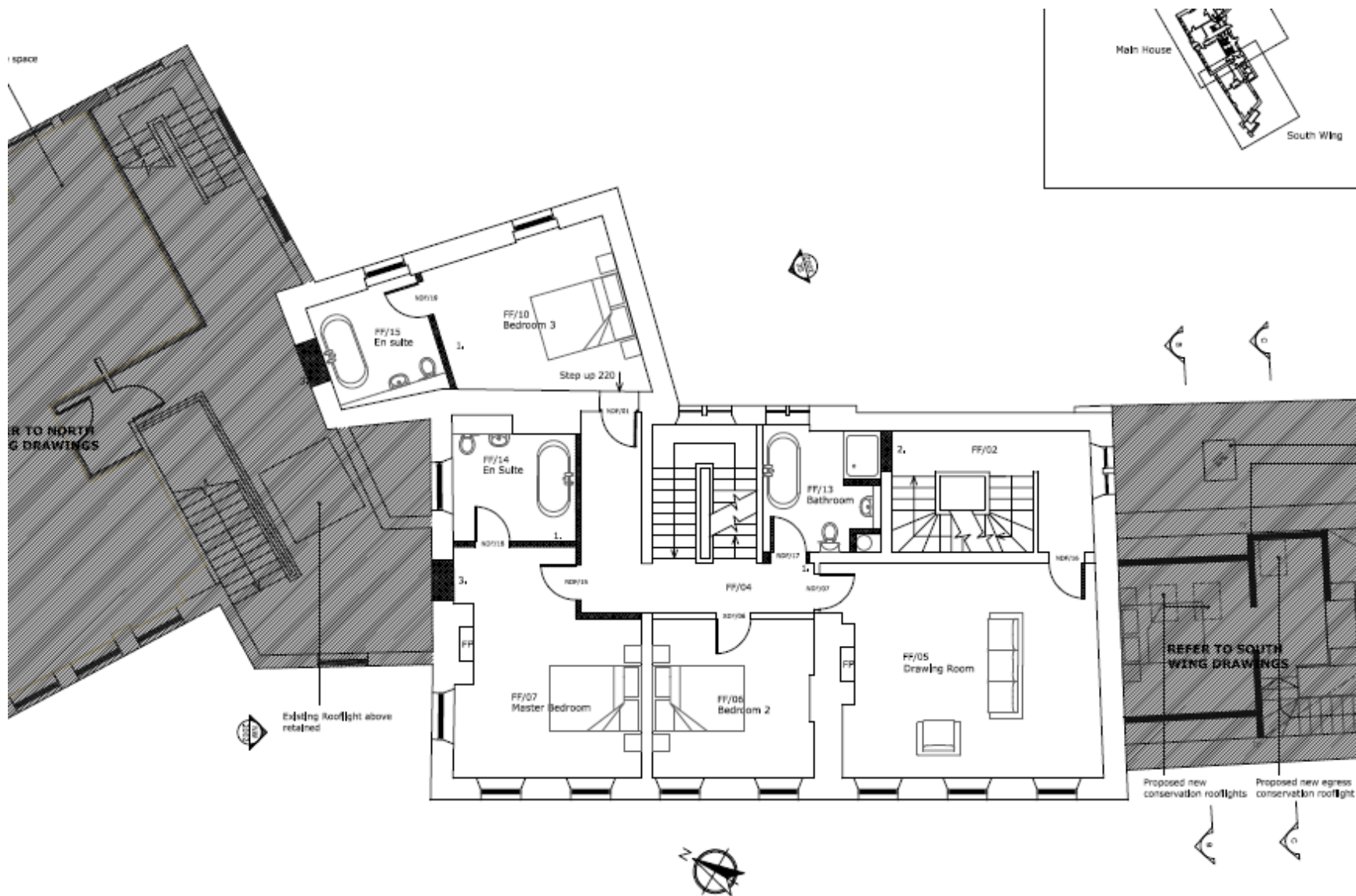
Proposed Plan: Cross Section New Second Floor to North Block



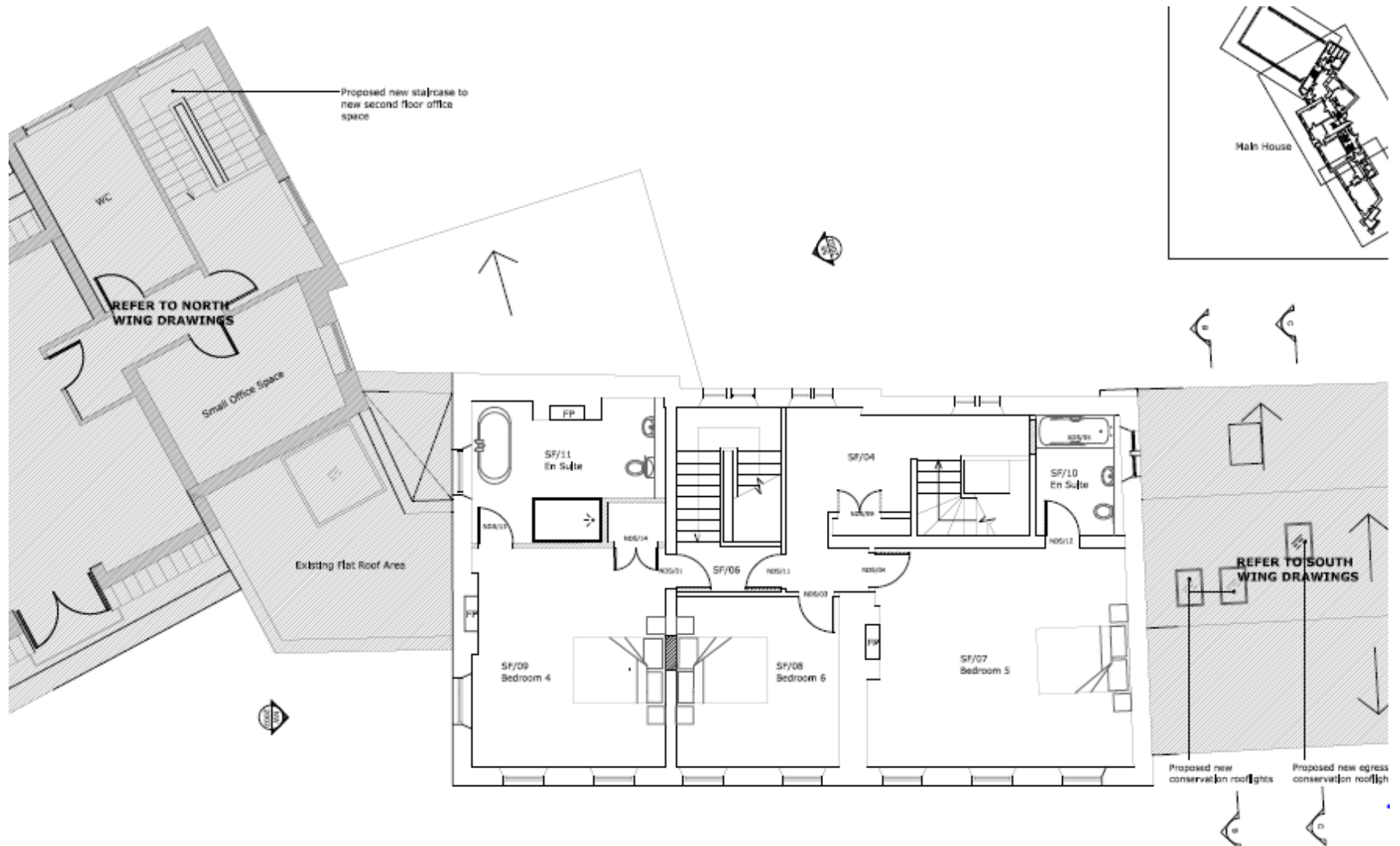
Proposed Plan: Ground Floor Main Block



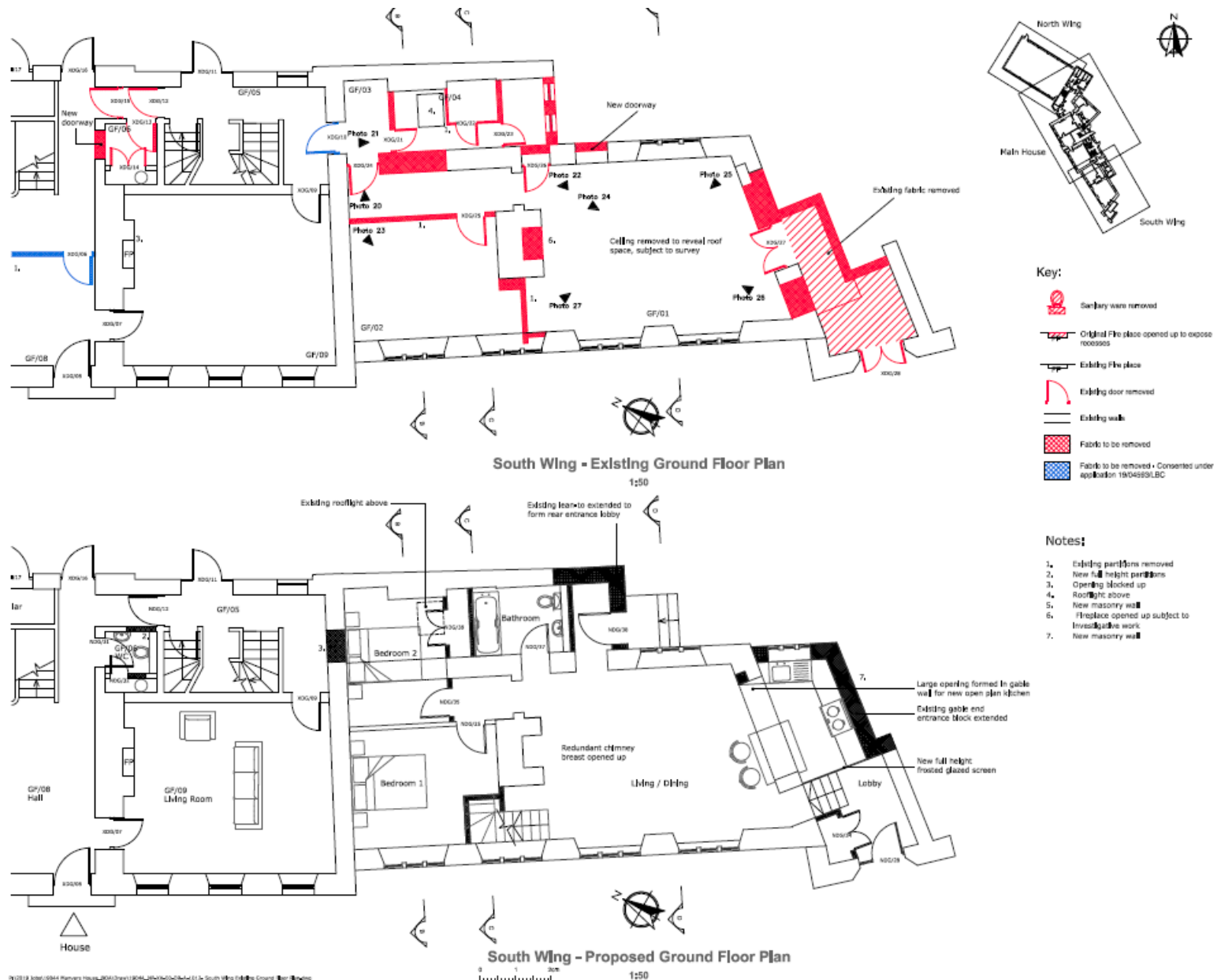
Proposed Plan: First Floor Main Block



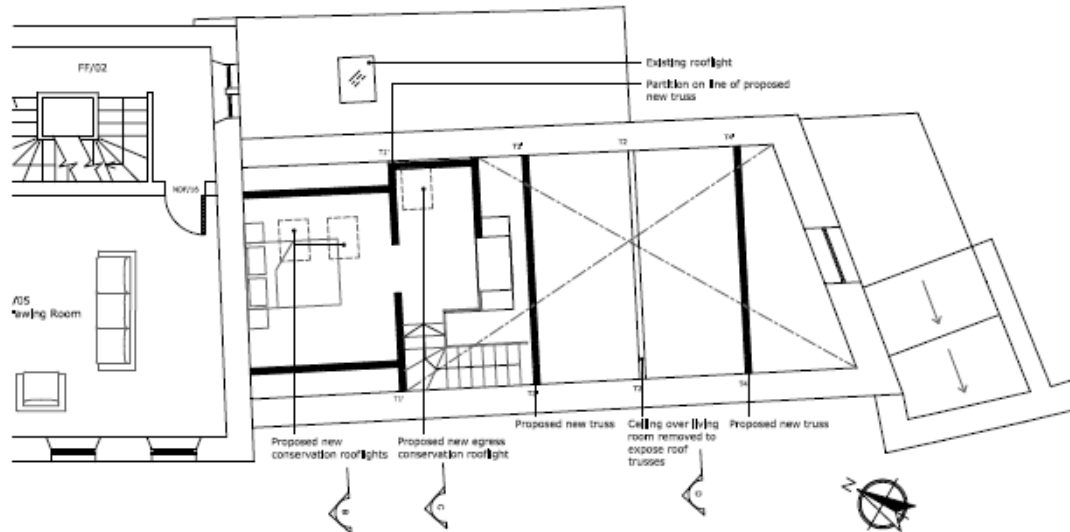
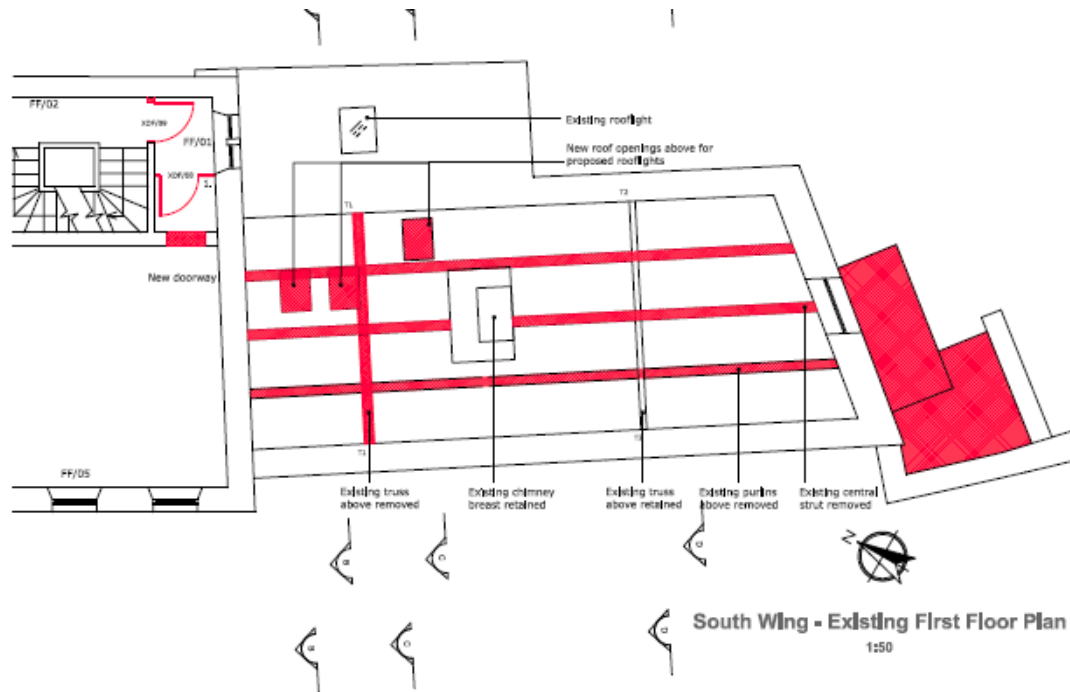
Proposed Plan: Second Floor Main Block



Proposed Plan: Ground Floor South Wing

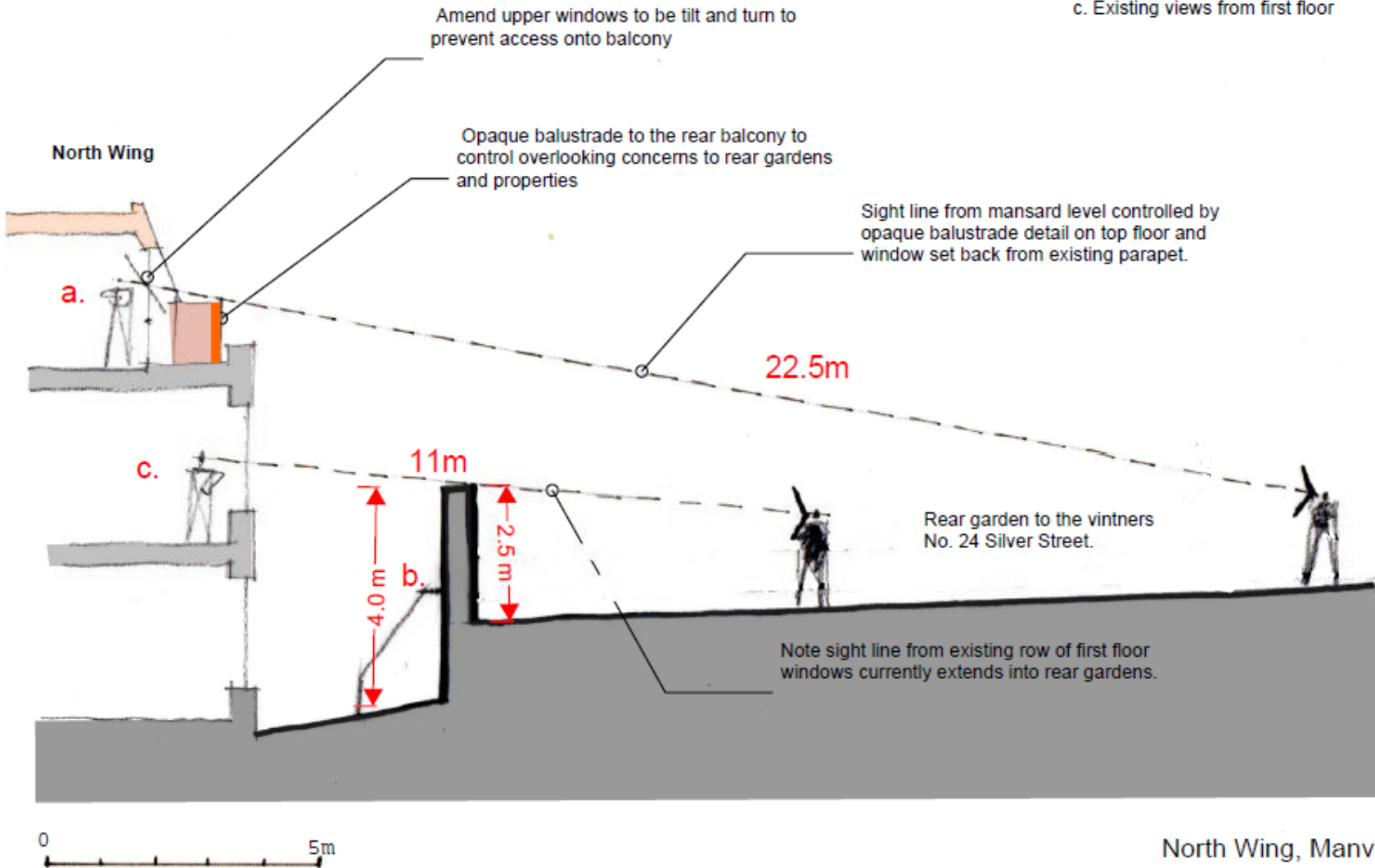


Proposed Plan: First Floor South Wing



Key:

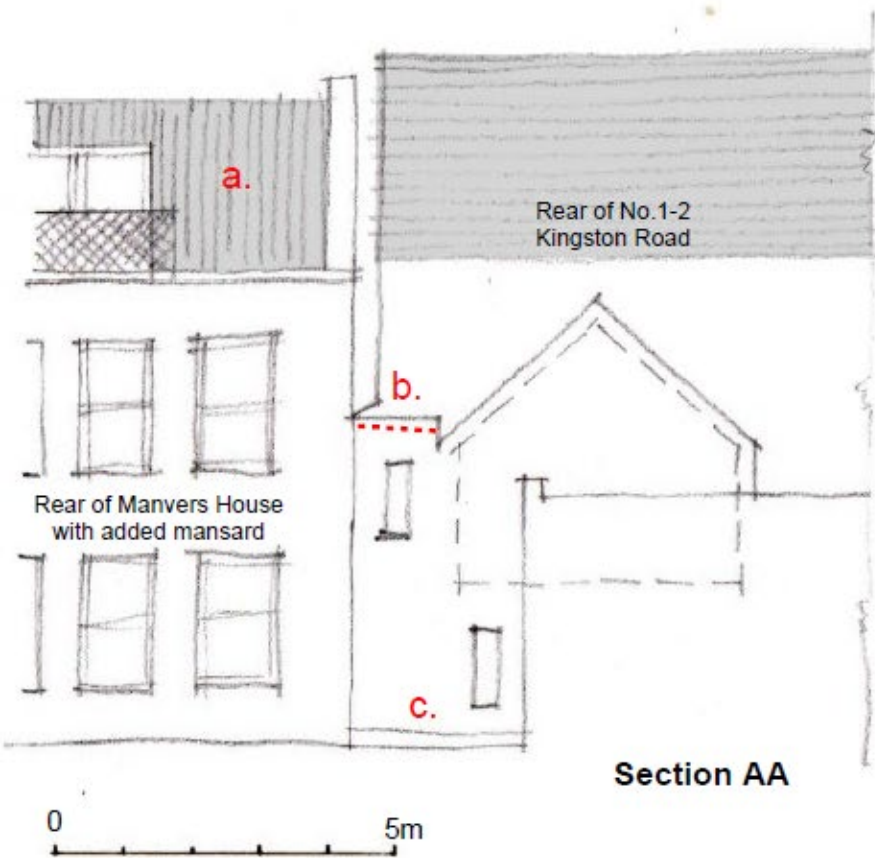
- a. Proposed mansard level
- b. Existing 4m high retaining wall
- c. Existing views from first floor



North Wing, Manvers House.
Rear sightlines

Key:

- a. Proposed additional mansard level
- b. Position of skylight in roof valley
dashed red line
- c. Rear court yard to north wing



North Wing, Manvers House.
Skylight to No. 1-2 Kingston Rd.

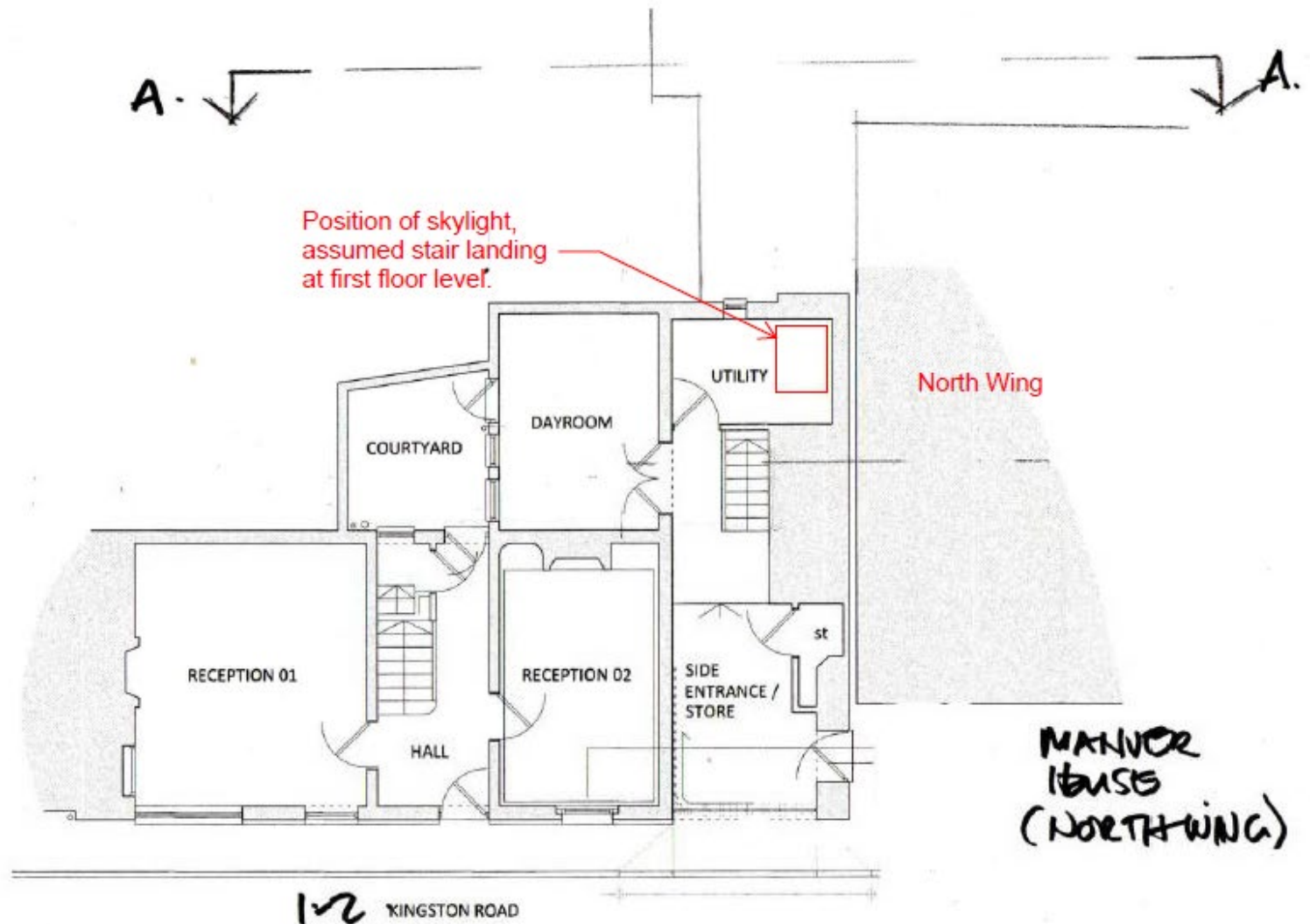


The views into this garden from the mansard level will be distant ie over 20m+ away, with the modifications to the rear balcony design. The end terrace property (6 Mill Lane) looks directly into this garden anyway. Note the stair block to North wing can have frosted glass to avoid privacy concerns.

The comments from Mill lane terrace properties 2-5 appear irrelevant as the mansard cannot be viewed from their front or rear windows.

North Wing, Manvers House.
Google Image mark up

GROUND FLOOR PLAN - scale 1:50



Extract mark up of ground floor layout to No.1-2 Kingston Road.

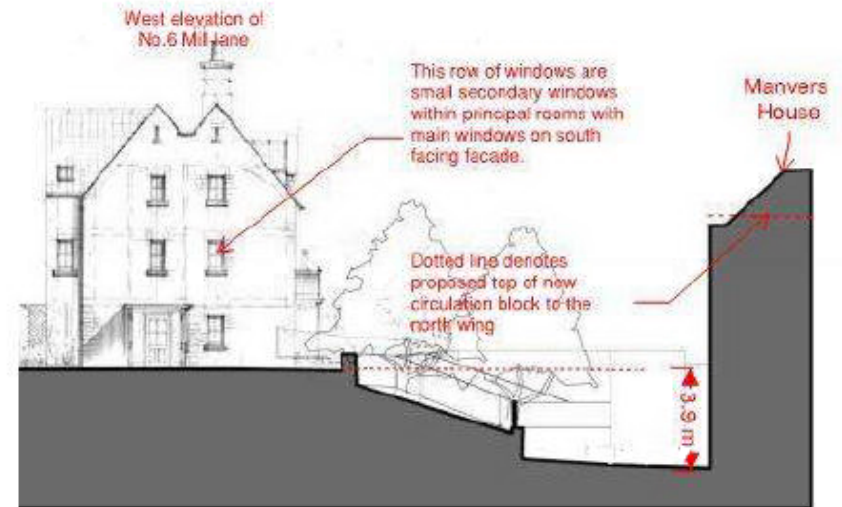
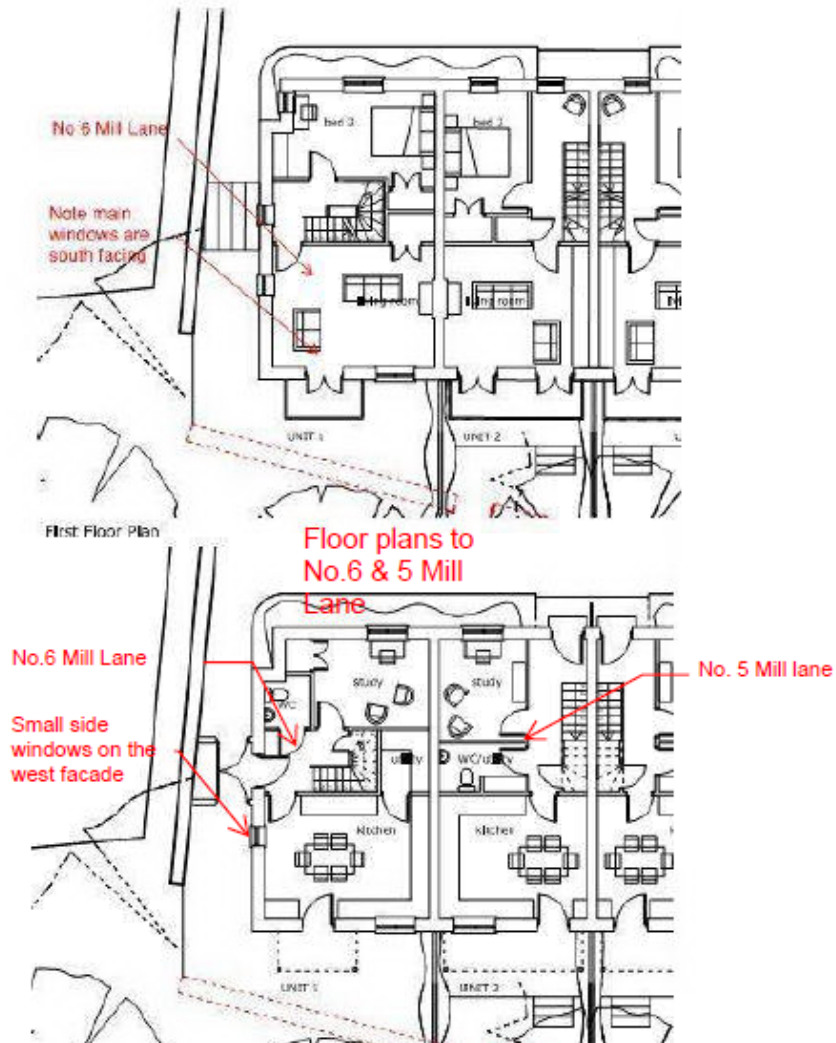


View 1- 4m high retaining wall on rear boundary to the Vintners (see SK/120)



View 2- Rear view of No.1-2 Kingston Road. (See sections AA on SK121)

Photo views to the rear of North wing
(see SK/120)



North Wing, Manvers House.
No.6 Mill Lane, west elevation windows

Photos: North Block, Main Block and South Wing of Manvers House viewed from Kingston Road



Photos



Car Park off Kingston Road



Rear of 1-6 Mill Lane

Photos

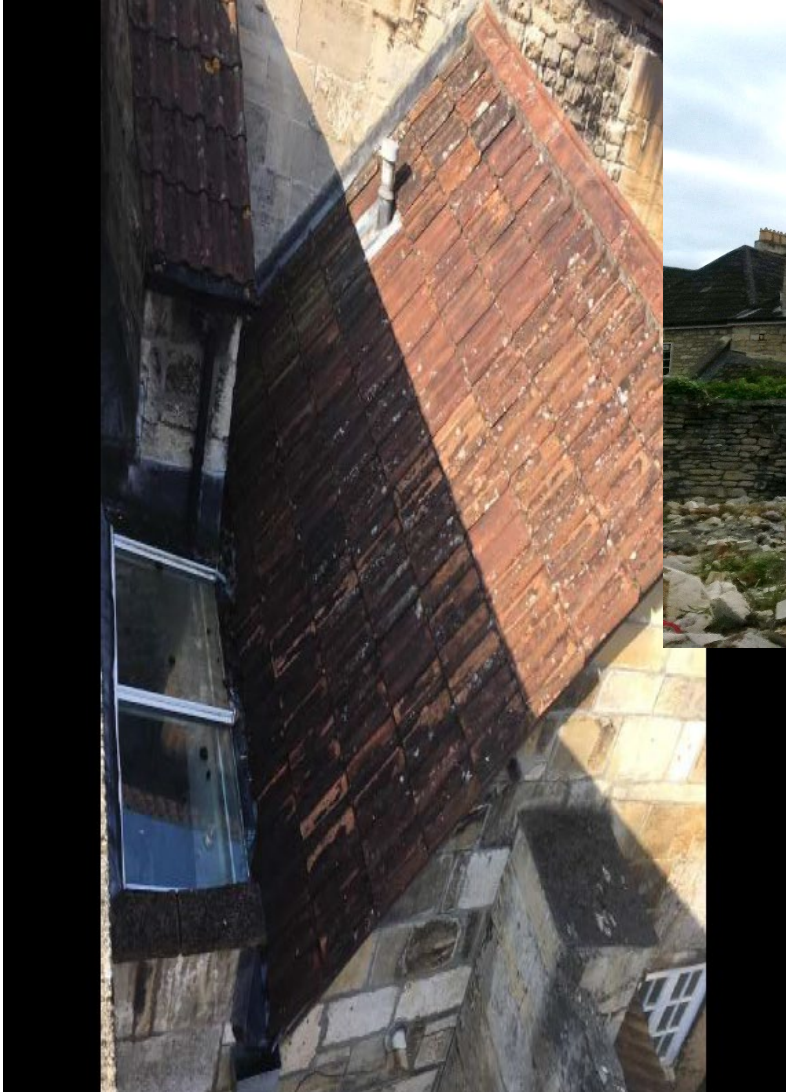


Rear of Manvers House from car park



Rear No. 6 Mill Lane looking towards rear of Main Block and NE elevation

Photos

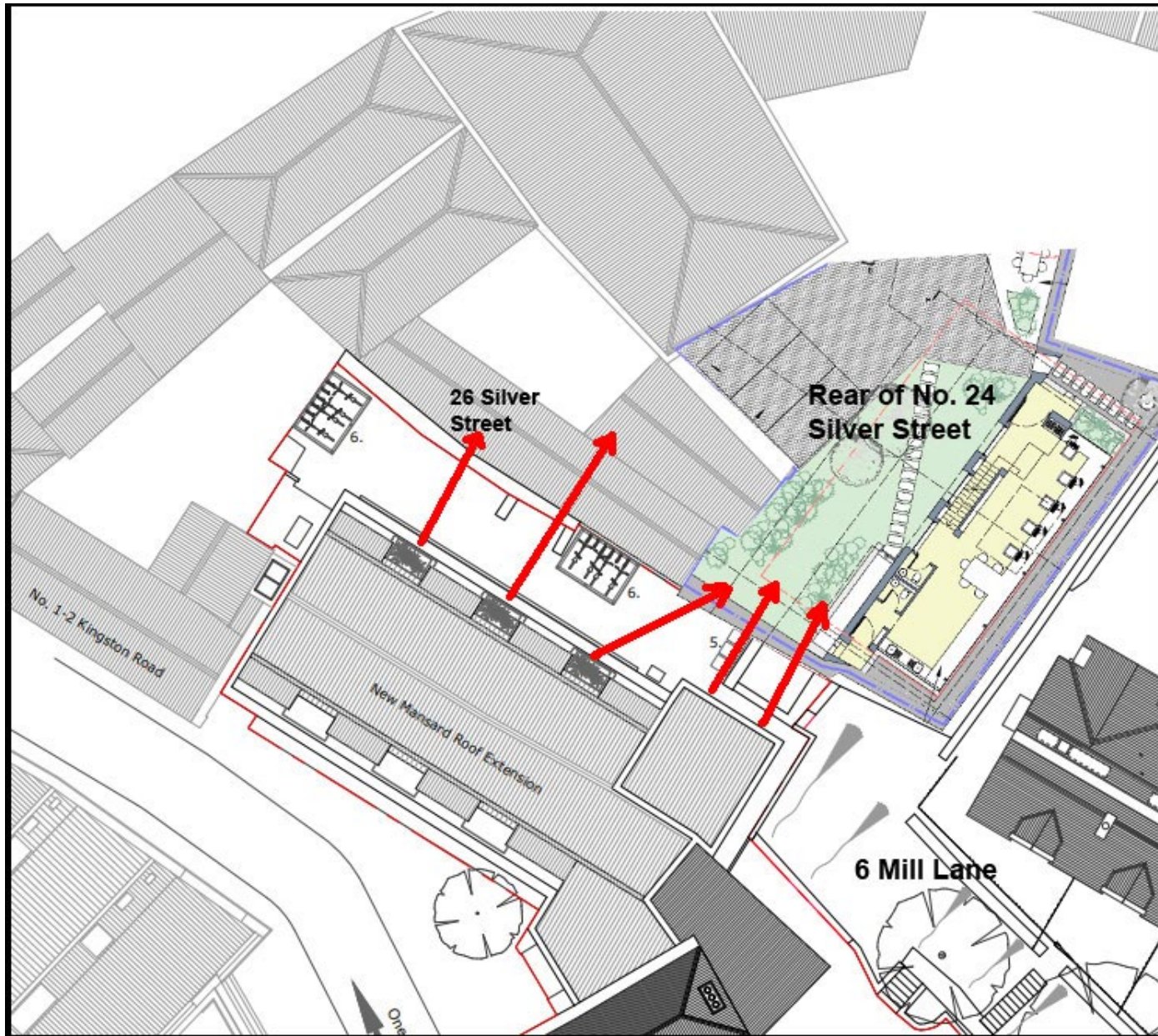


Rear rooflight to 1-2 Kingston Road

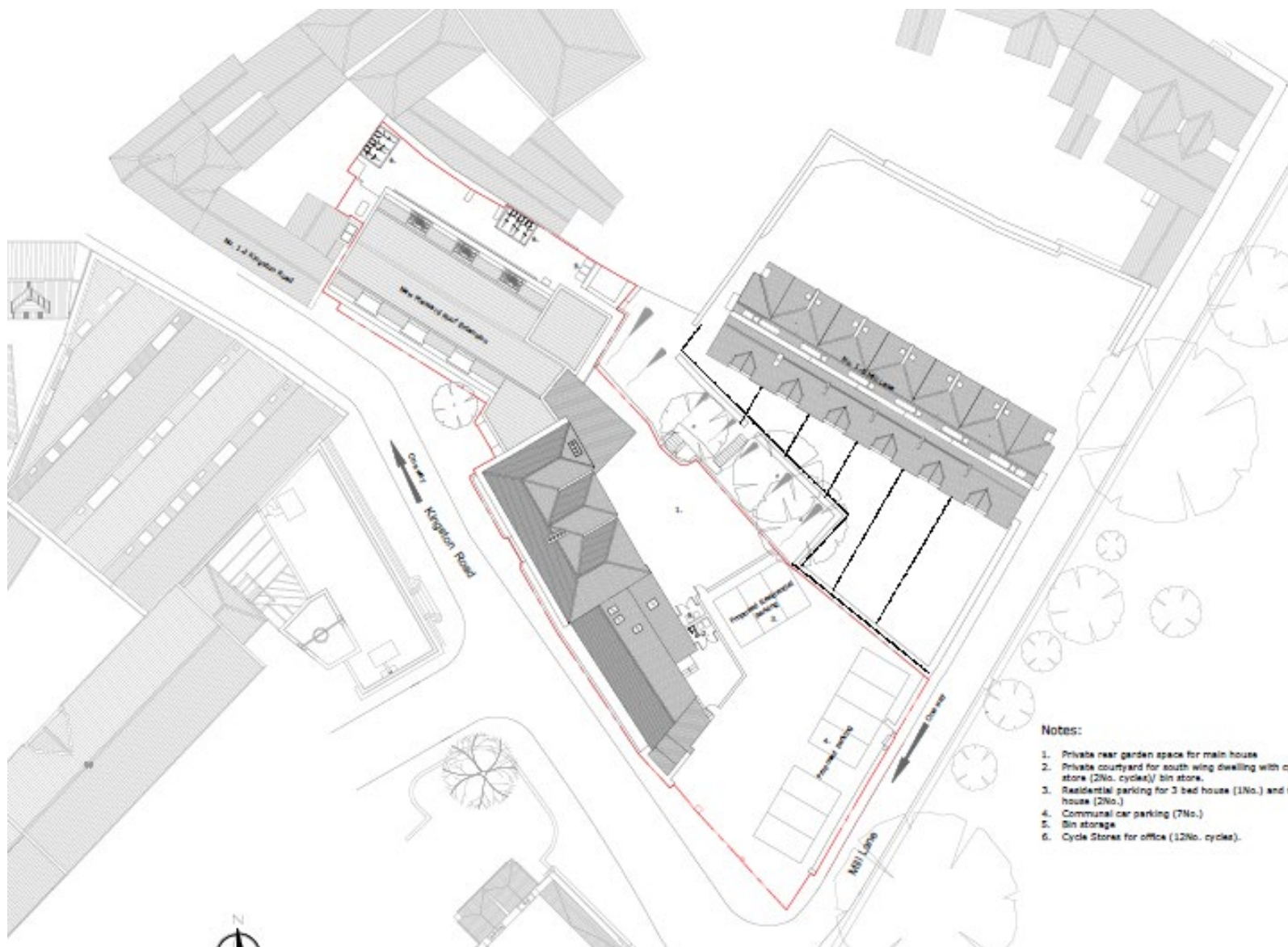


View of rear of North Block from No. 24
Silver Street

Proposed new roof to North Block and impact on adjacent residents including overlay of development at rear No. 24 Silver Street



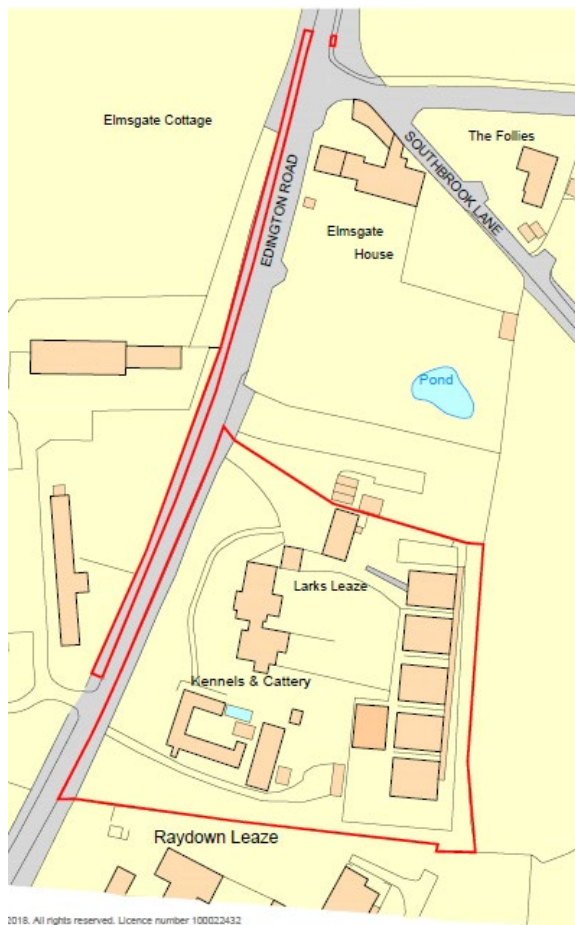
Proposed Site Plan



7b) 19/02719/OUT - Steeple Ashton Kennels And Cattery, Edington Road, Steeple Ashton, BA14 6HP

Outline planning application for the demolition of existing buildings/structures, and residential development (Class C3) of up to 9 no. dwellings; with associated car parking, turning, landscaping, private amenity space, access arrangements, and provision of footway - External access not reserved (Re-submission of Application No. 18/07416/OUT).

Recommendation: Refusal



Site Location Plan



Aerial Photography

Existing Site Plan



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c	d	s	d
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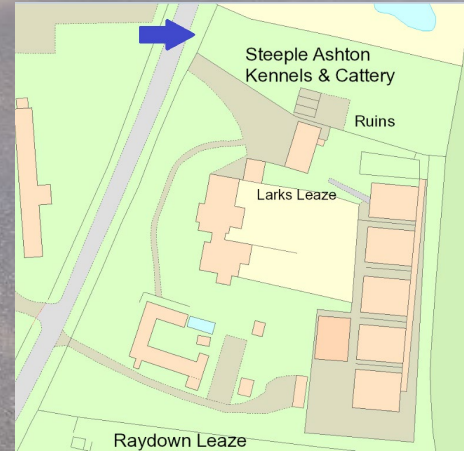
Steeple Ashton

Application site



View across fields towards site from village

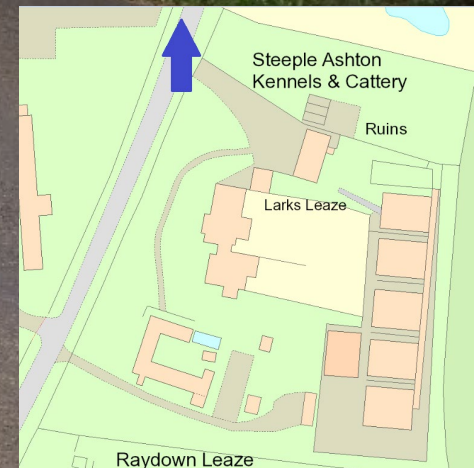
View of existing northern main access



View of main vehicular site access and western boundary of the site



View from Northern access looking to Steeple Ashton – new footpath proposed on left side of the road



View of adjacent log business vehicular entrance and site



View of along the main road with the site on the right viewed from south



View of existing southern vehicular access with grassed apron



The Larks Leaze property within the site



View from eastern boundary looking across fields towards 'Elmhurst'



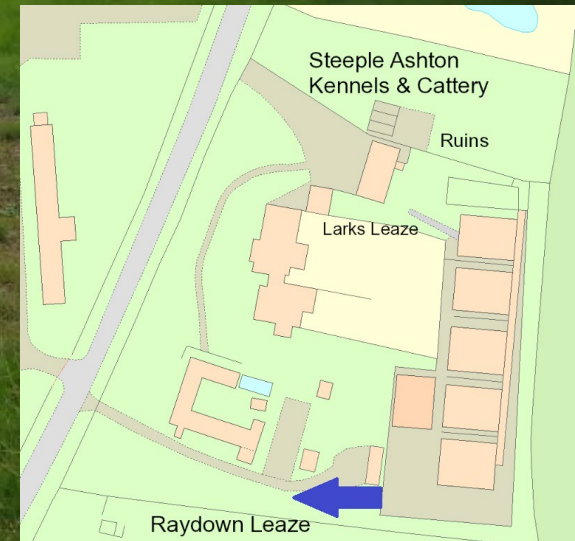
View from Southbrook Lane



View from south eastern corner of the site (with southern boundary on left)



View from approximately the centre of the southern boundary of the site



View within the site looking north towards the Lark Leaze annex



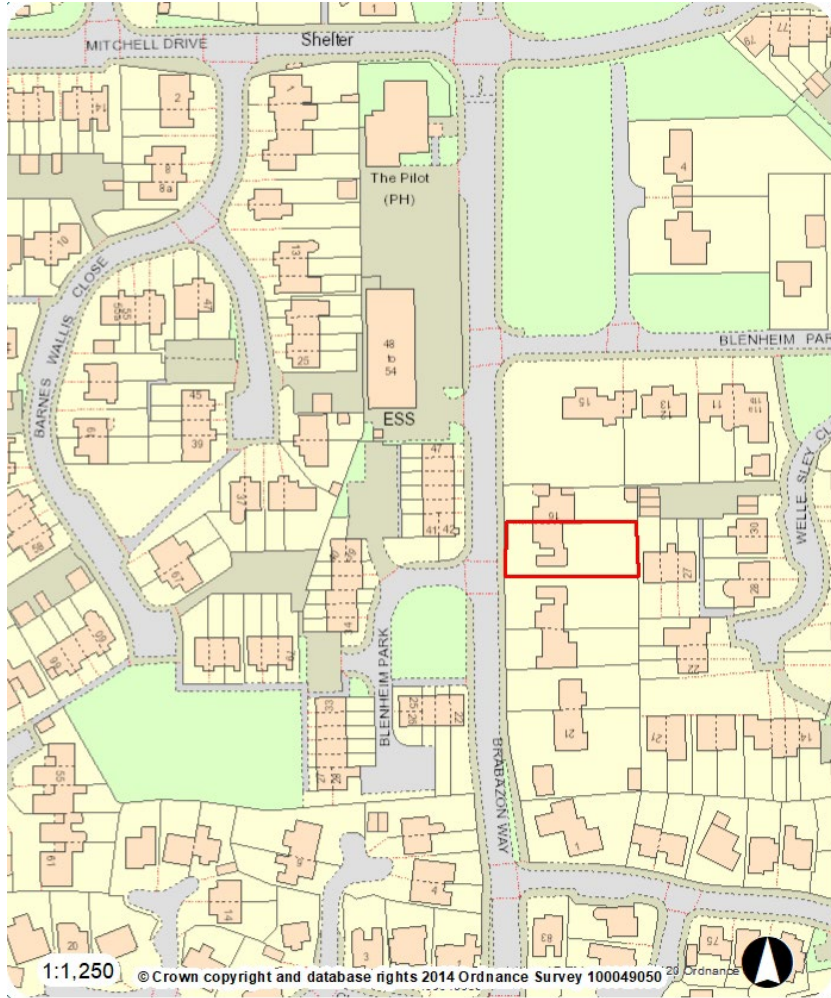
View of south eastern corner of the site



7c) 20/04037/FUL - 17 Blenheim Park, Bowerhill, Melksham, Wiltshire, SN12 6TA

Demolition of existing garage to side and replace with new dwelling

Recommendation: Approve subject to conditions



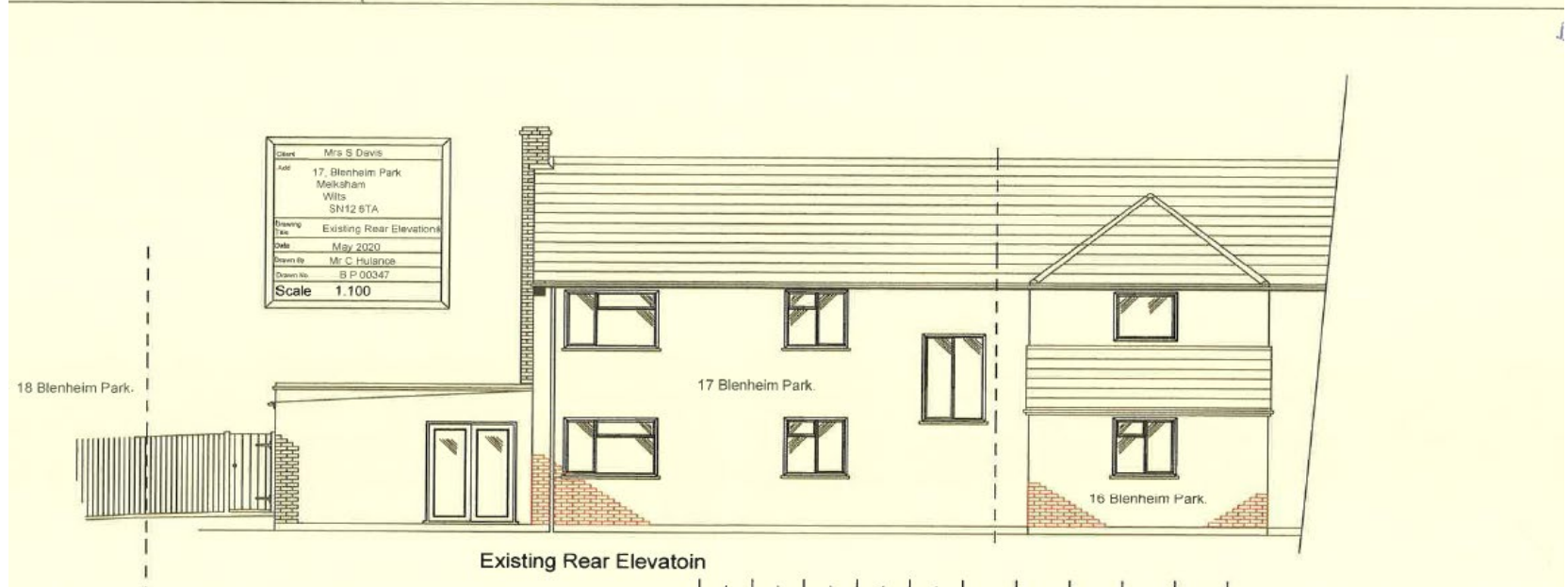
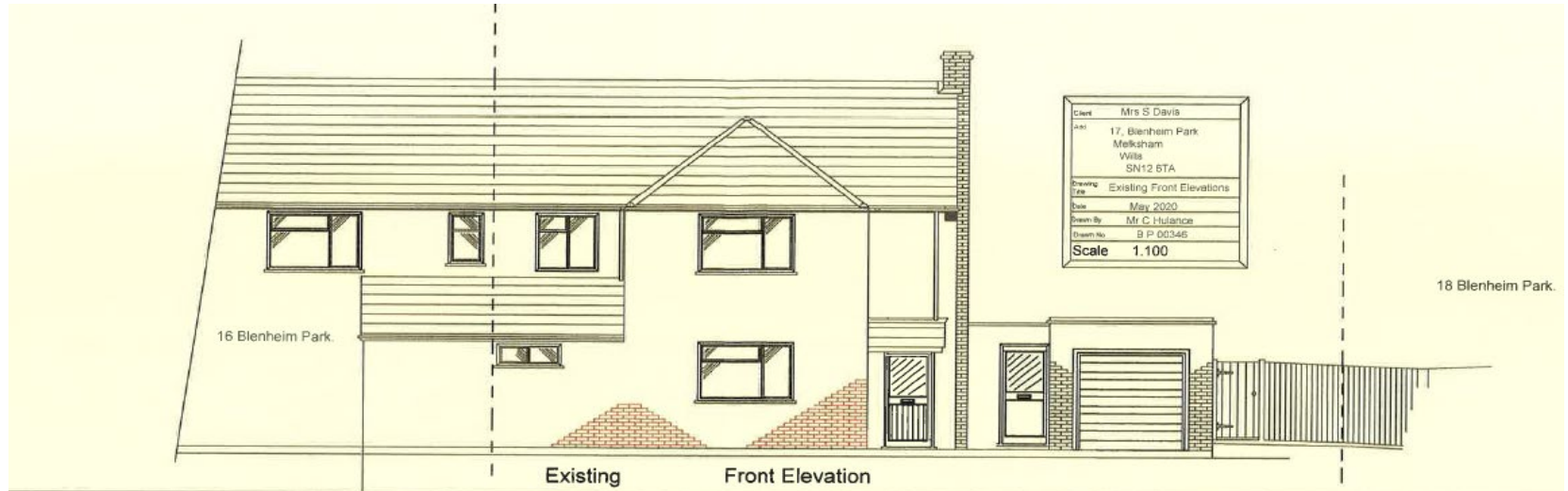
Site Location Plan

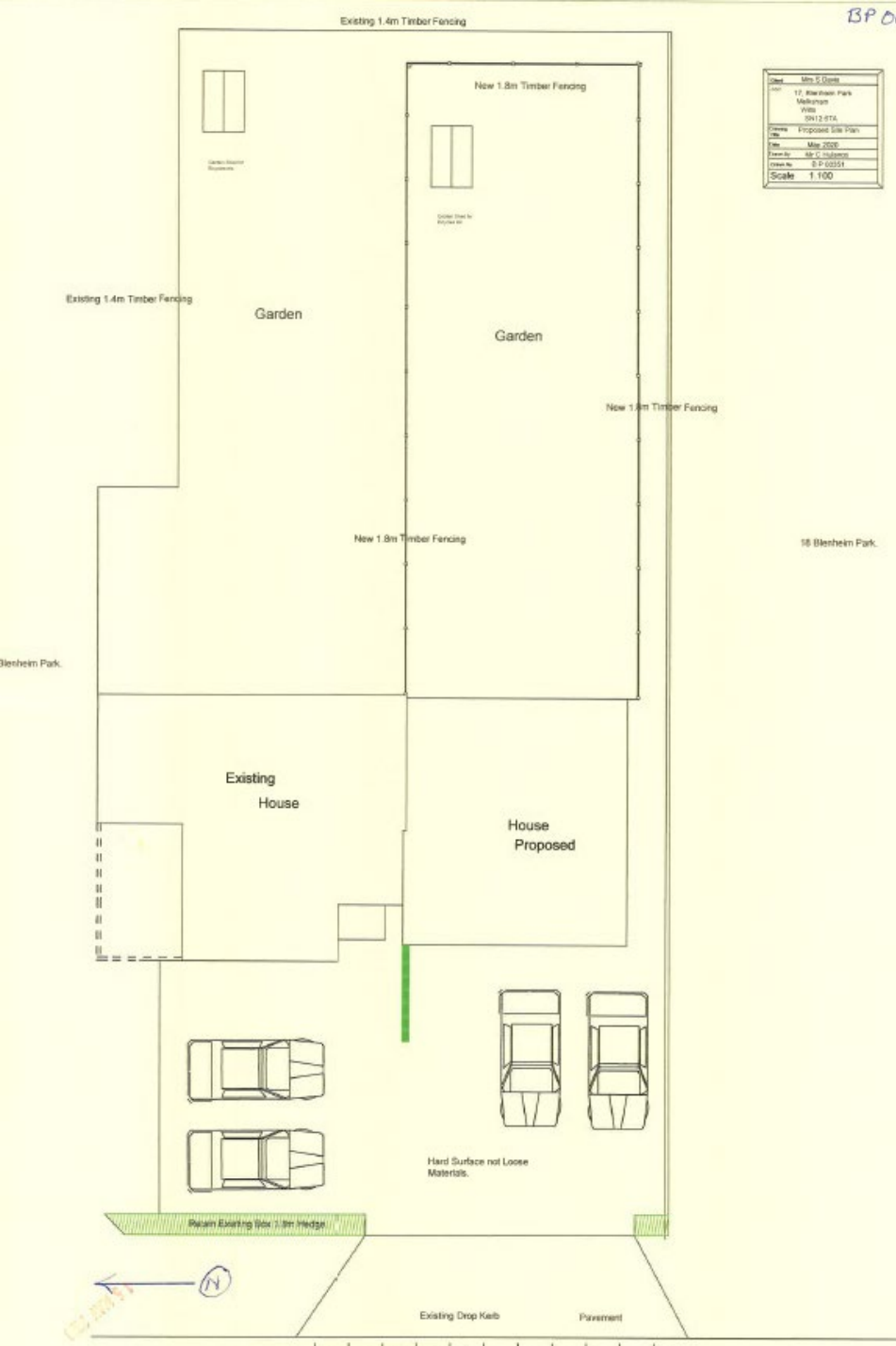


Aerial Photography

Existing Site Plan

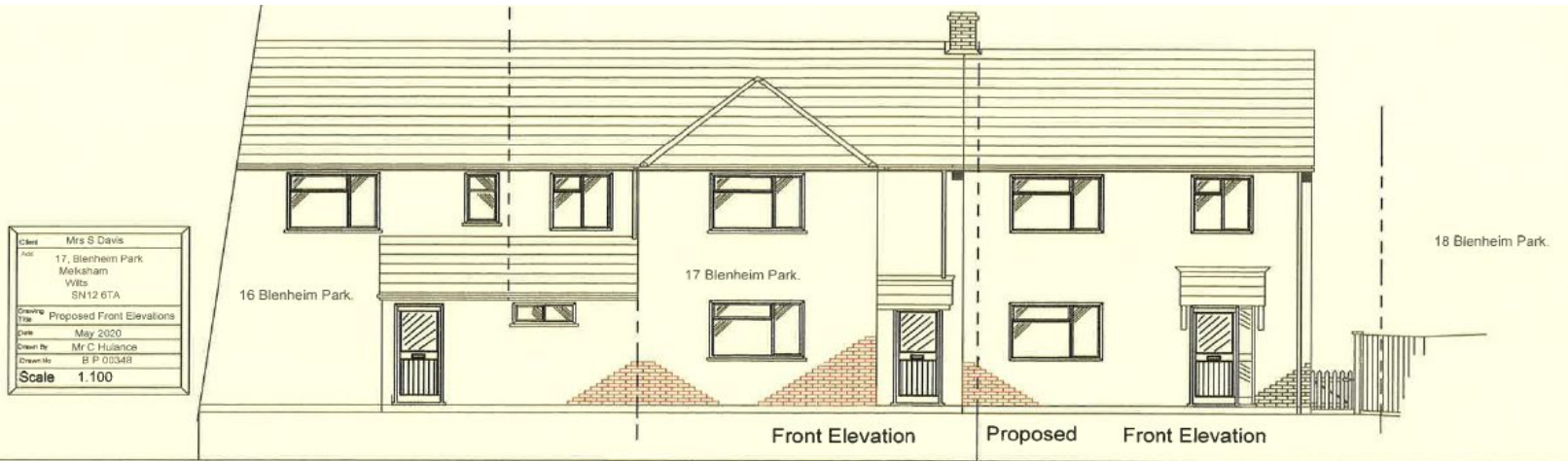
Existing Elevations

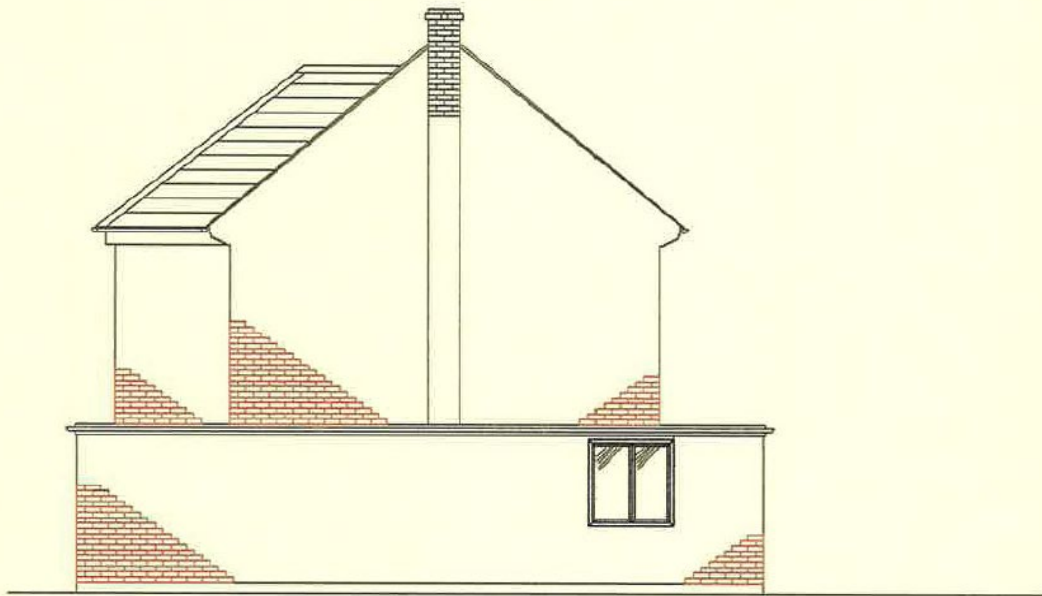




Proposed Site Plan

Proposed Elevations

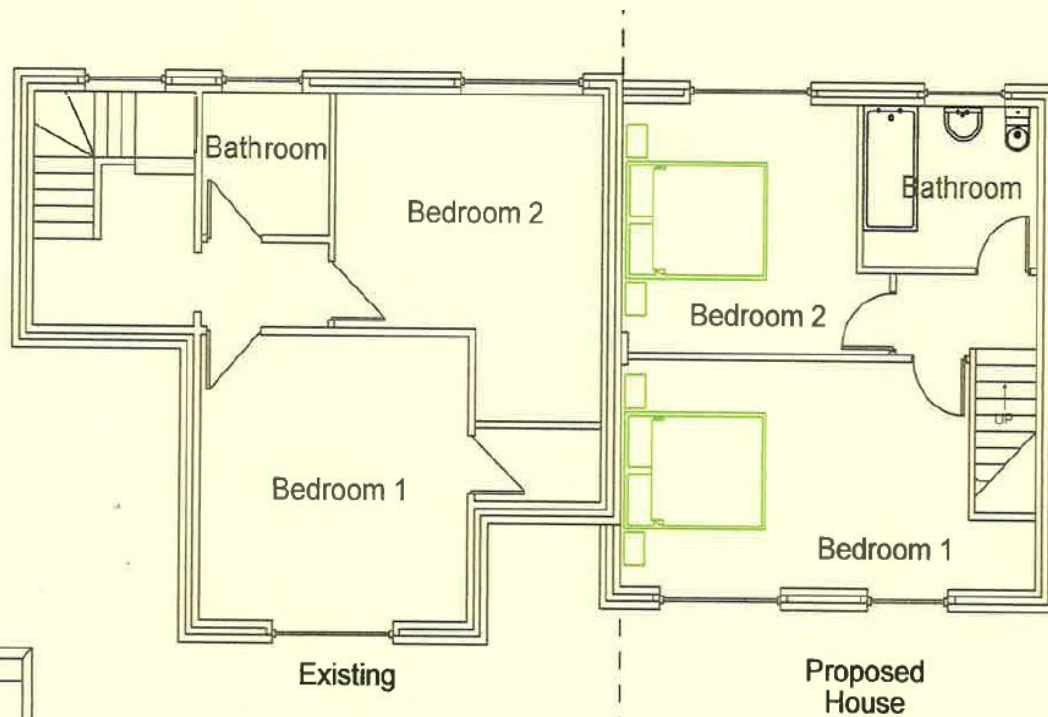
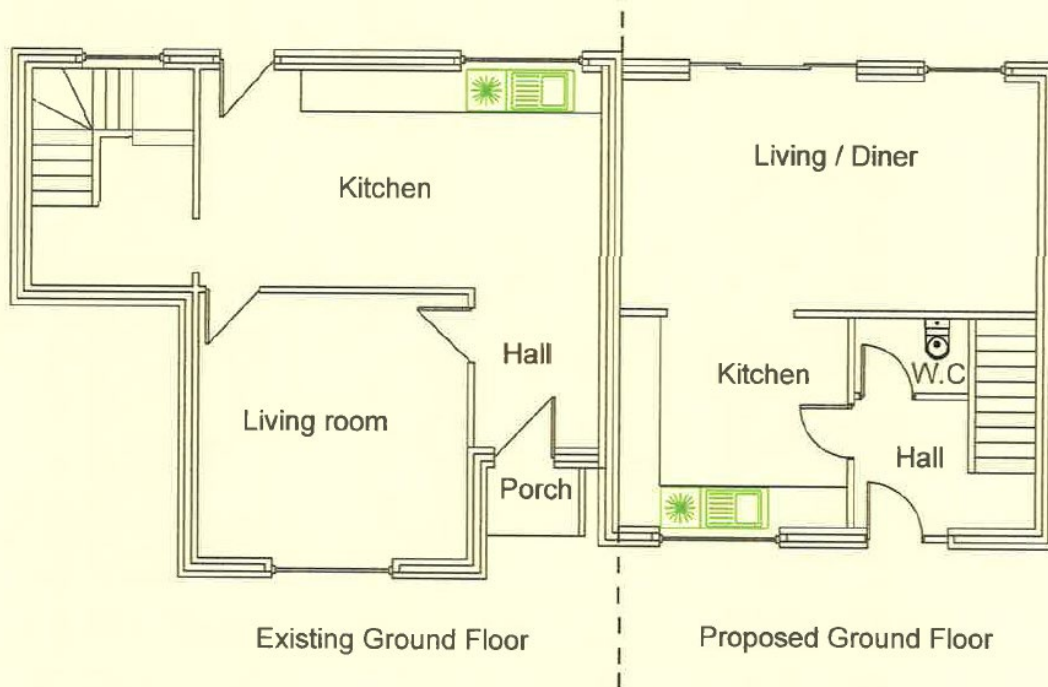




Existing Side Elevation

Existing & Proposed Side Elevations





Proposed Floor Plans

Existing Dwelling



Photo showing existing garage and link extension



Existing street scene with gap shown between 17 and 18 Blenheim Park





Neighbour immediately adjacent to the site (number 18)

50% of the grass area is owned by the Applicant with the other 50% belonging to the neighbouring property - number 18.

Photo showing existing single and two storey extensions within the existing street scene



Further existing extensions in the street scene



Terraced dwellings opposite the site



Existing green space opposite the site



7d) 20/01681/FUL - Land Adjacent Brickfield Farm House, Stokes Marsh, Coulston, BA13 4NZ

Change of use of agricultural land to mixed use equestrian and agricultural use and construction of barn with associated access track, hardstanding, turnout area, manure clamp and creation of a landscaped bund

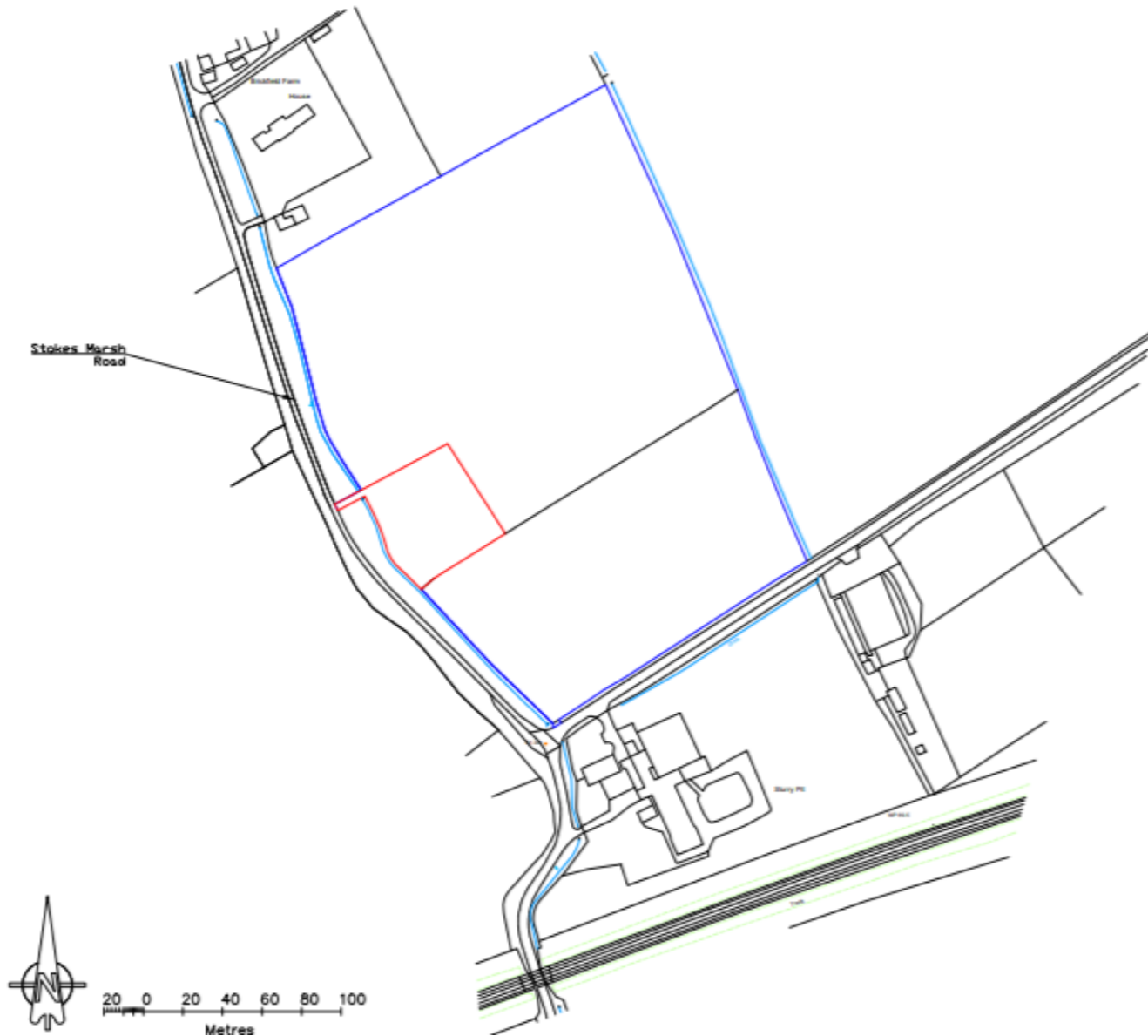
Recommendation: Approve subject to conditions



Site Location Plan

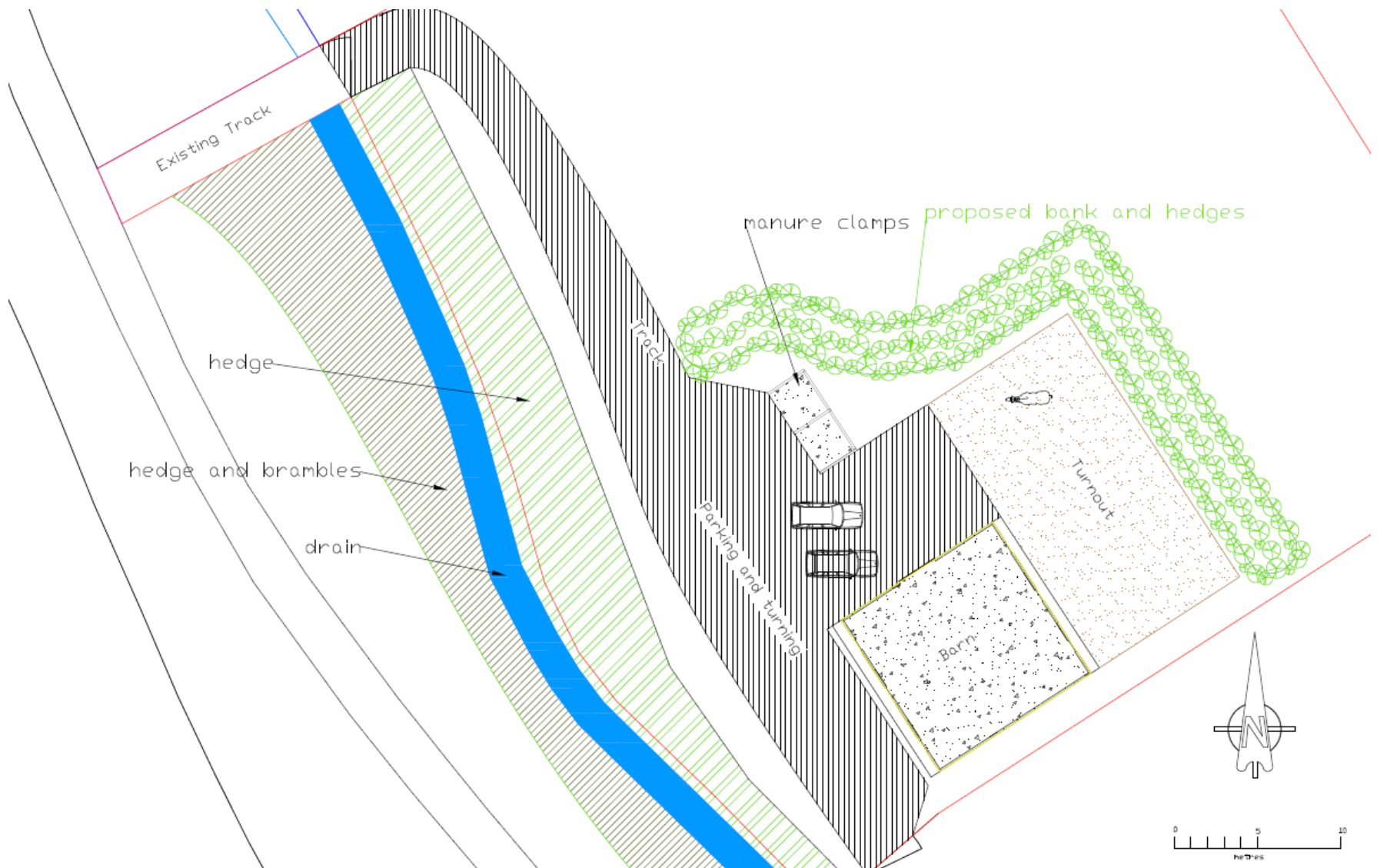


Aerial Photography



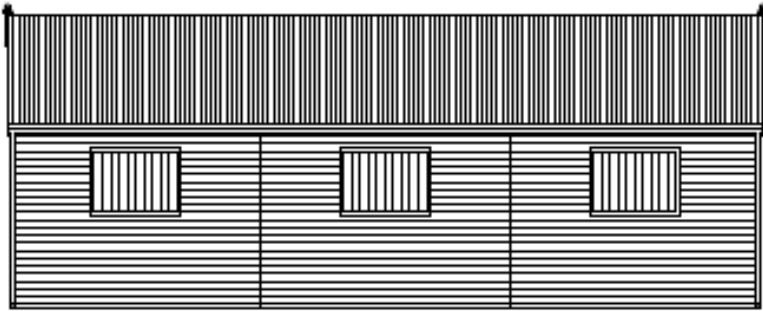
Site of barn (red) and other land owned by the applicant (blue)

Proposed Block Plan

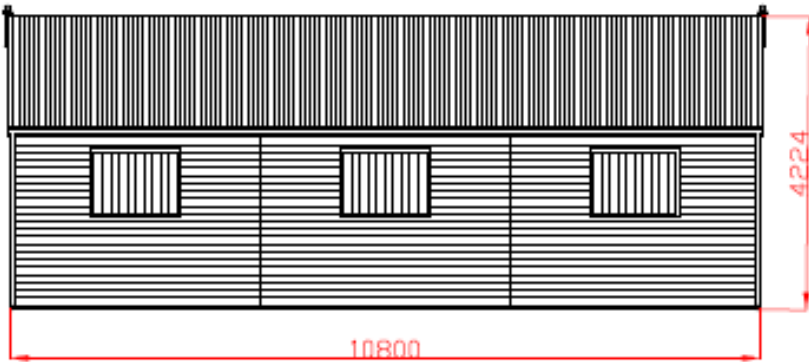


Proposed Barn Elevations

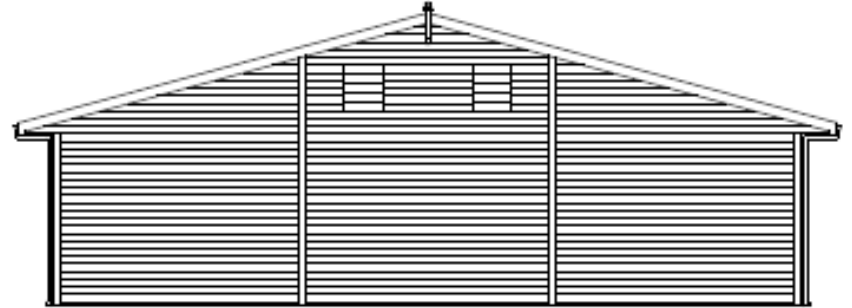
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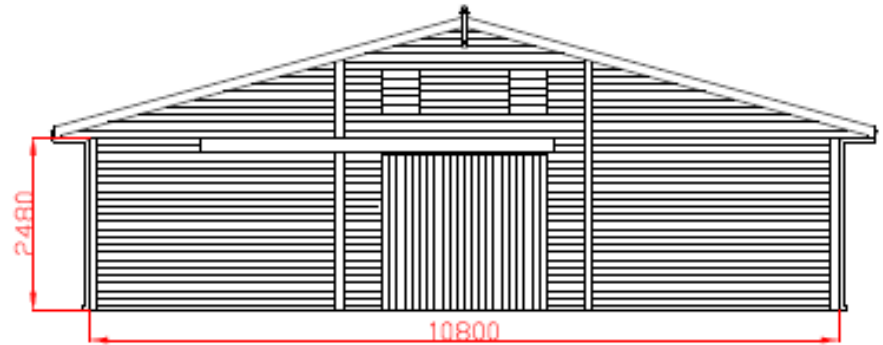
C



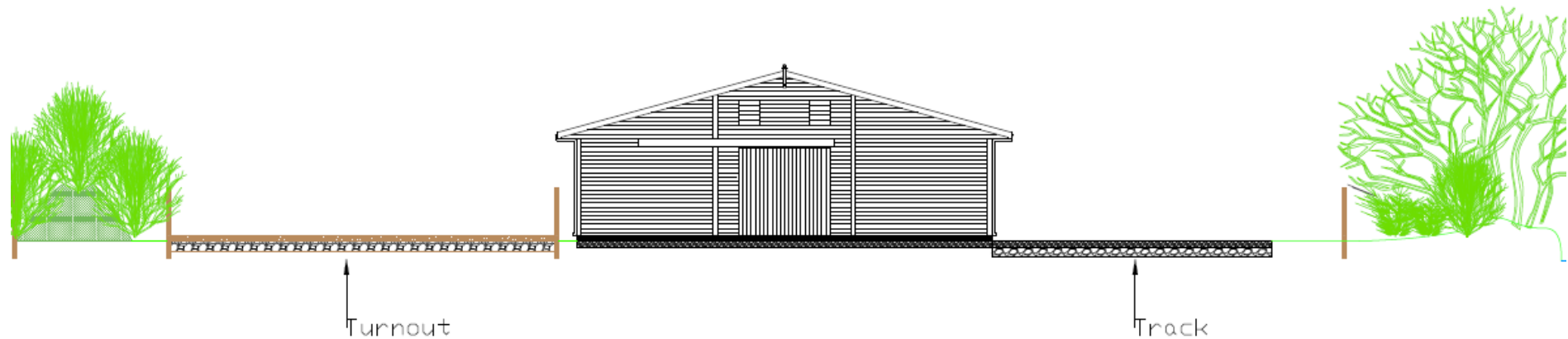
B



D



Proposed Cross-Section showing existing hedging and proposed planted bund



Visibility splays at existing access

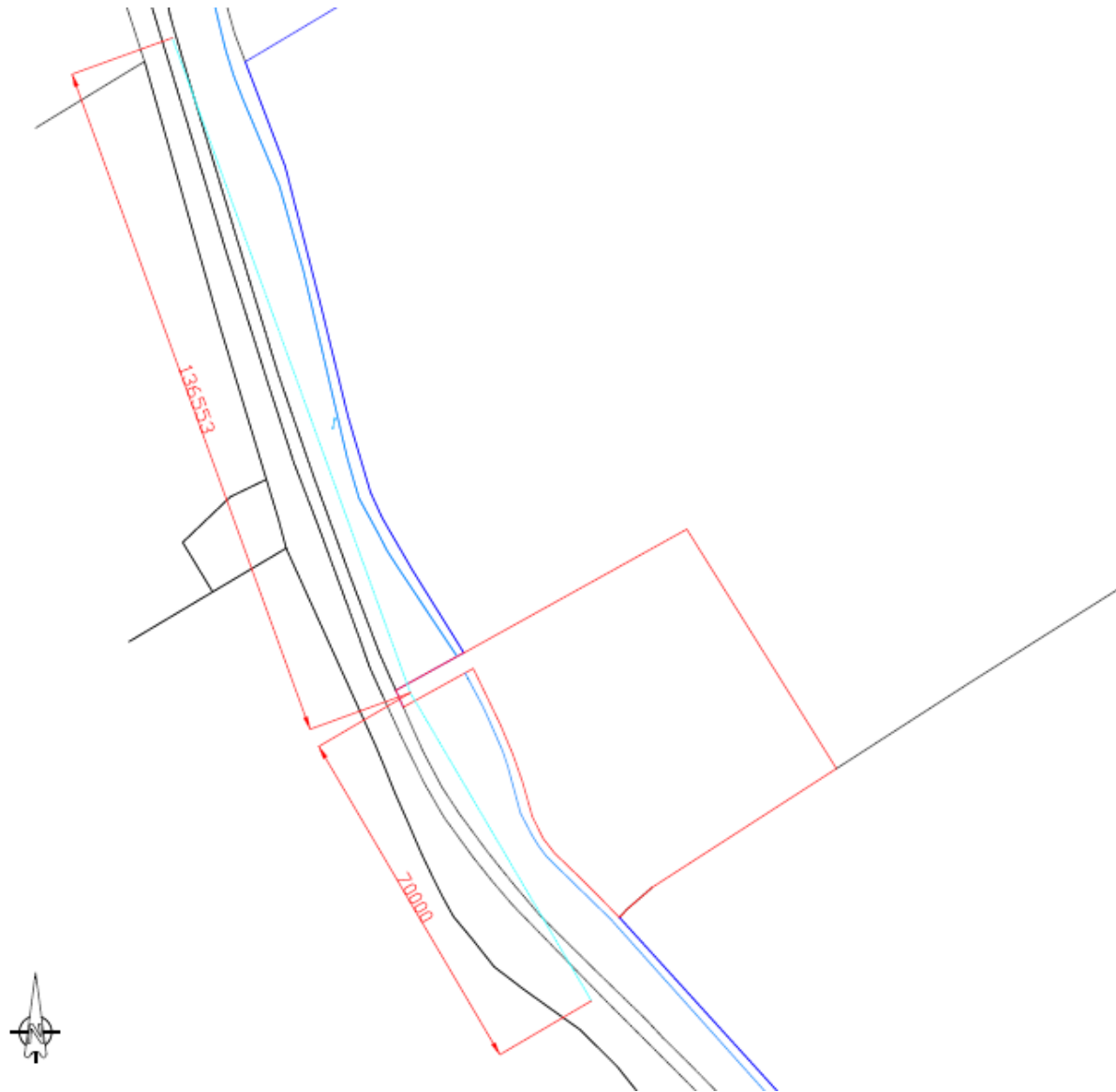
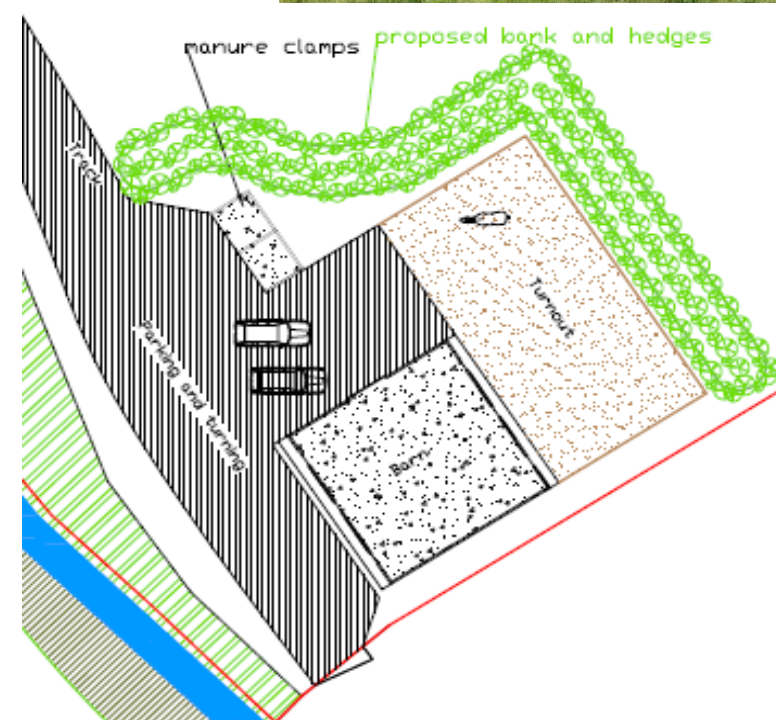


Photo facing application site and site layout plan



Photos of existing access at Stokes Marsh Lane



Visibility facing north from existing access



View facing south at existing access



View of site facing south from Stalls Marsh Lane



View of site facing north from Stalls Marsh Lane



View of site from existing field access along New Road



Western Area Planning Committee

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