

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	07.03.2012		
Application Number	W/11/03234/FUL		
Site Address	29A Newtown Trowbridge Wiltshire BA14 0BA		
Proposal	Conversion of single 3-storey terraced house into one 1-bedroom flat and two independent bedsits		
Applicant	Mr Michael Dolan		
Town/Parish Council	Trowbridge		
Electoral Division	Trowbridge Central	Unitary Member:	John Knight
Grid Ref	385241 157519		
Type of application	Full Plan		
Case Officer	Mr David Cox	01225 770344 Ext 01380734826 david.cox@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Knight has requested that this item be determined by Committee due to:

- * Scale of development
- * Visual impact upon the surrounding area
- * Relationship to adjoining properties
- * Car parking

Councillor Knight adds "The development would harm the character of the conservation area, which would be eroded by the sub-division of this building.

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

2. Report Summary

The main issues to consider are:

- * Principle of Development.
- * Impact on car parking.
- * Impact on the conservation area.
- * Impact on the listed buildings in the vicinity.

3. Site Description

No 29A Newtown is a three storey four bedroom mid terraced building located within a residential area and opposite the Newtown Primary School. The buildings on this terrace range from three storeys to two storeys high. The property is not a listed building. Some of the ground floors in the vicinity have commercial units with two take-aways, a hair dresser and a white goods shop and have residential accommodation above.

4. Relevant Planning History

There is no relevant planning history on this site.

5. Proposal

The proposal is to convert the building into three units. On the ground floor there would be a flat which would have its own kitchen, bathroom, living room and bedroom. On the first and second floors there would be a single bedsit on each floor with its own independent bathroom and kitchen.

The only physical changes to the building would be replacing the existing timber framed windows with Upvc double glazing. This does not require planning permission.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004 - Policies

H1 – Further Housing Development within Towns; C17 – Conservation Areas; C19 – Alterations in Conservation Areas; C31a – Design; C38 – Nuisance

Planning Policy Statement 3 – Housing; Planning Policy Statement 5 – Planning for the Historic Environment; Planning Policy Guidance 13 – Transport

7. Consultations

Trowbridge Town council

Objection due to the over sub-division of the building impacting on a listed building and poor car parking.

Highways

On the understanding that the proposed use would not be expected to create a materially greater parking demand compared with the existing use, maximised, there is no highway objection.

8. Publicity

The application was advertised by site notice/press notice /neighbour notification. Expiry date: 10 February 2012. No comments received.

9. Planning Considerations

Principle of Development:

The application site is within the built up limits of Trowbridge and the existing building is used as residential accommodation. Therefore there is no principle objection to the proposed development.

Impact on car parking:

Only a few dwellings in this area benefit from private off road parking and most rely on on-street parking. However, consideration must be given to the Council's adopted Wiltshire Car Parking Strategy 2011. This strategy sets out minimum parking standards that new housing development should provide. It requires four bedroom houses to have a minimum of 3 parking spaces and one bedroom flats to have 1 space each. This proposal, for three 1 bedroom flats would mean that there would be no material change in demand as the number of spaces generated matches that from the existing use. Therefore on this basis it is not considered that an objection can be reasonably raised.

An additional consideration is that the site is located in a sustainable location very close to the town centre. The application site is within a 5 minute walk of the train station and bus stops and there are plenty of retail and social facilities that can be easily reached by foot.

Impact on the conservation area:

It is not considered that there would be any harm to the character or appearance of the conservation area as there would be little change to the external appearance and the residential use of the building would be retained. Both neighbouring properties and the ground floor of No29A have plastic double glazed windows. Therefore it would be unreasonable to object to the replacement of the other windows with uvpc.

Impact on the listed buildings in the vicinity:

The property itself is not a listed building. the closest listed building (Grade II) is No 26 (on the same terraced row) and is approximately 23 metres away from No 29A. It is not considered that this proposal would have any material impact on the setting of the listed building.

In conclusion, it is considered that the proposal is in accordance with the Council's planning policies and would not have any adverse impact on the character or appearance of the area.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 not be carried out except in complete accordance with the details shown on the submitted plans:

Site Location Plan received on 13 December 2011

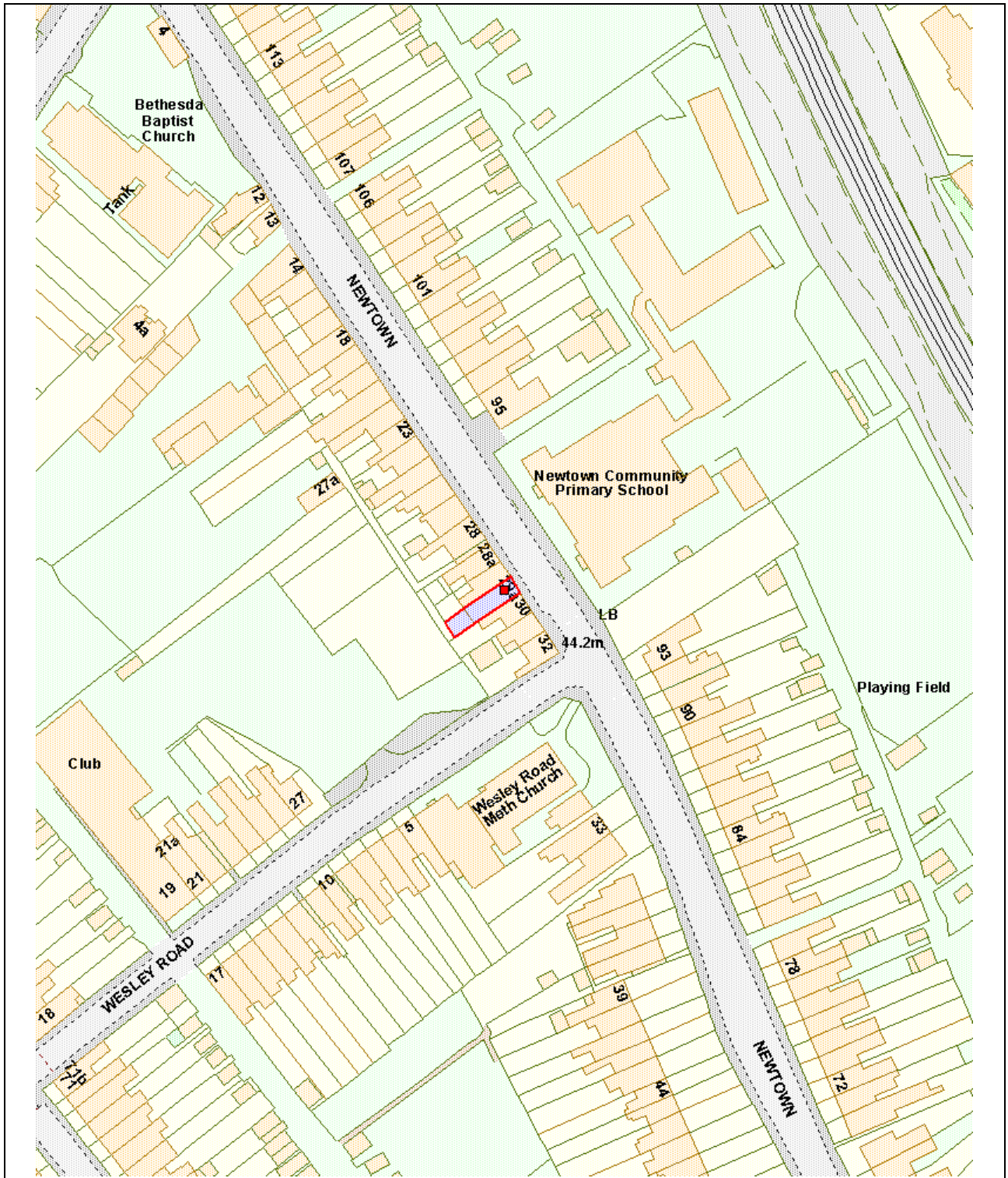
Elevations plan no date stamp

Proposed Ground and First Floor Plan received on 13 December 2011

Revised First Floor Plan received no date stamp

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

Appendices:	
Background Documents Used in the Preparation of this Report:	



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