

# **PLANNING COMMITTEE**

**15 SEPTEMBER 2005**

## **Planning Applications for Determination**

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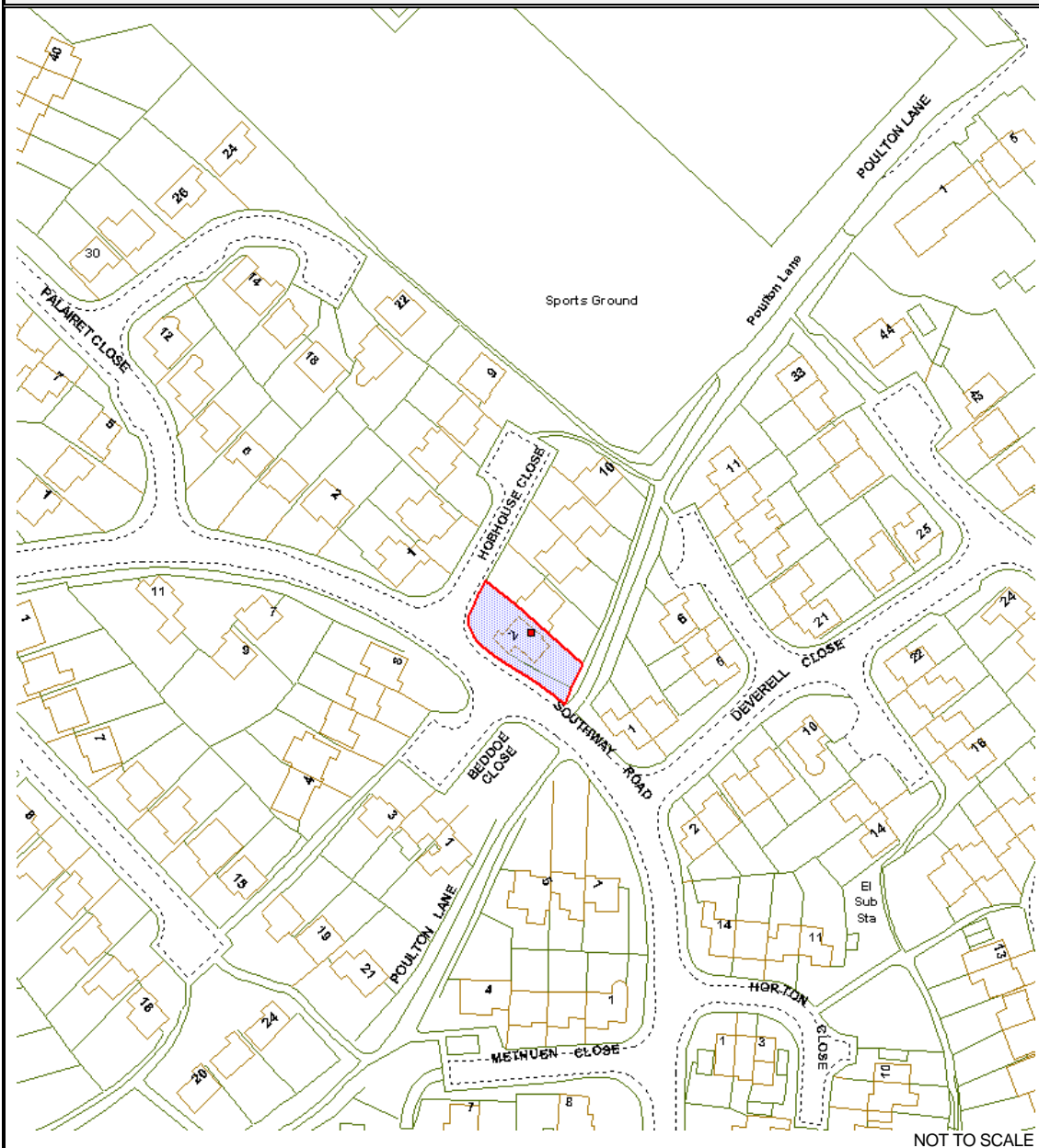
# PLANNING COMMITTEE

15 September 2005

ITEM NO: 01

APPLICATION NO: 05/01649/FUL

LOCATION: 2 Hobhouse Close Bradford On Avon Wiltshire BA15 1UR



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SLA: 100022961

**01 Application: 05/01649/FUL**

**Site Address: 2 Hobhouse Close Bradford On Avon Wiltshire BA15 1UR**

Parish: Bradford On Avon Ward: Bradford On Avon South  
Grid Reference 383063 159899  
Application Type: Full Plan  
Development: Extension to dwelling  
Applicant Details: Mr And Mrs Roberts  
2 Hobhouse Close Bradford On Avon Wiltshire BA15 1UR  
Agent Details: Mr T A Hopkins  
11 Great Parks Holt Trowbridge Wilts BA14 6QP  
Case Officer: Miss Nicola Rogers  
Date Received: 28.07.2005 Expiry Date: 22.09.2005

**REASON(S) FOR PERMISSION:**

**The proposed development would not materially affect the amenities of the neighbours or result in any detrimental impact on the street scene and would not significantly harm any interests of acknowledged importance.**

**RECOMMENDATION: Permission**

**Condition(s):**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
  
REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.
- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.  
  
REASON: To ensure that the development harmonises with its setting.  
  
POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.
- 3 Notwithstanding the approved plans, a parking area not less than 4.8 metres in width shall be provided to the front of the property. This area shall be allocated for parking and shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.  
  
REASON: In the interests of amenity and road safety
- 4 Before the development is occupied, a properly consolidated and surfaced access (not loose stone or gravel) shall be constructed to the satisfaction of the Local Planning Authority and shall be maintained as such thereafter.  
  
REASON: In the interests of highway safety.

# COMMITTEE REPORT

## APPLICATION DETAILS

This application is presented to the Planning Committee as Bradford on Avon Town Council object to the application and your officers recommend permission.

This is a full planning application for a large extension to the front, side and rear of the property. The property is located at the southern end of a residential cul-de-sac in the Moulton Drive estate, which is characterised by detached and semi-detached properties in a similar style to the application dwelling.

The extension would include single storey elements at the front and rear and a first floor extension over the existing garage to the side of the property. The side extension would have a pitched roof, following the same lines as the original house, and the front and rear elements would both have lean-to single pitched roofs.

A previous application for extensions was refused earlier in 2005 for the following reason:

"The proposed front extensions by reason of its form, bulk, scale, design and prominent location would appear as visually dominant and unsympathetic extensions harmful to the host building and would appear incongruous and alien in the street scene. As such the proposal is contrary to Policy C31a of the West Wiltshire District Plan 1st Alteration 2004 and the Supplementary Planning Guidance (House Alterations and Extensions)."

This revised proposal differs from the previous as the front extension is single storey with a lean to roof, rather than two storey with a gable end.

## BRADFORD ON AVON TOWN COUNCIL

Object to the application on the grounds that it represents overdevelopment of the site, the extension is too bulky, changes the nature of the property and is not harmonious with its neighbours. The application would be destructive to the street scene, would damage the open plan nature of the area and would result in the loss of a garage.

## HIGHWAY AUTHORITY

No objections subject to conditions

## PUBLICITY

No comments received

## RELEVANT PLANNING HISTORY

04/02454/FUL - 2 storey extension to dwelling (refused 15/2/05)

## PLANNING POLICY

West Wiltshire District Plan 1st Alteration  
C31a - Design  
C38 - Nuisance

Supplementary Planning Guidance - House alterations and extensions

## PLANNING OFFICER'S COMMENTS

The main issues in this case are the effects the proposal would have on the host building and the street scene and the potential effects upon the neighbouring property. In order to be recommended for approval, this application must overcome the reason for refusal given on the previous application.

The proposal would not overshadow the adjoining neighbouring property, number 4 Hobhouse Close. The proposal would not give rise to overlooking of any of the surrounding properties, as no additional windows would be included at first floor level.

The property as it currently looks is very similar to the others in the street, all of which remain generally in the same form as when they were built, at the front elevation. With regard to the extension at the front of the property, the Supplementary Planning Guidance states that front extensions can have a dramatic effect on a street scene and the appearance of the original house and should therefore be considered with care.

The existing house includes a front protrusion of 1.2 metres incorporating a porch and part of the garage; the proposed extension would increase this protrusion to 3.75 metres forward of the main property. The general pattern of development would not be altered as the properties in the street all have lean-to roofs over the porches and front extensions and the proposed extension would remain in keeping with the general pattern of development in the street. This front extension is larger than the Supplementary Planning Guidance suggests is acceptable, however it is in scale with the resulting building and would not be out of keeping with either the host building or the street scene and surrounding buildings. In this case the size of the proposed extension would not detract from the street scene as it remains in keeping with the host building and the surrounding properties.

The proposed extension to the side of the property over the existing garage would not be detrimental to the street scene and would not be out of keeping with the surrounding properties. The proposal to extend the property to the rear is in scale with the original house and, with the exception of the proposed light wells, is a conventional design, which is unobtrusive and not overbearing in size. This rear extension would largely be obscured by the high wall, which bounds the property to the south, and would not harm the street scene.

The Town Council comments that the proposal would damage the open plan nature of the area. This application cannot be supported. As the proposal would not take up the whole of the amenity space to the front of the property, the open plan appearance of the estate would not be affected by the proposal.

As the proposal would result in the loss of the garage, two parking spaces should be provided. The Highway Authority has suggested that this can be achieved with a driveway width of 4.8 metres minimum. Whilst the Highway Authority suggest a revised plan, it would be possible to secure a satisfactory arrangement by using a condition.

## CONCLUSION

The proposal considered in this case overcomes the previous reason for refusal, as it does not employ a gable end to the front and remains in keeping with the street scene.

# PLANNING COMMITTEE

15 September 2005

ITEM NO: 02

APPLICATION NO: 05/01401/FUL

LOCATION: 7 Grange View Bradford On Avon Wiltshire BA15 1BQ



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SLA: 100022961

**02 Application: 05/01401/FUL**

**Site Address: 7 Grange View Bradford On Avon Wiltshire BA15 1BQ**

Parish: Bradford On Avon Ward: Bradford On Avon North  
Grid Reference 383428 161368  
Application Type: Full Plan  
Development: Extension at ground floor level to provide utility room and conservatory  
Applicant Details: Mr And Mrs T Darsley  
7 Grange View Bradford On Avon Wiltshire BA15 1BQ  
Agent Details: Mr John Holmes  
22 Sladesbrook Bradford On Avon Wilts BA15 1SH  
Case Officer: Mr David Cox  
Date Received: 07.07.2005 Expiry Date: 01.09.2005

**REASON(S) FOR PERMISSION:**

**The proposed development would not materially affect the amenities of the neighbours and would not significantly harm any interests of acknowledged importance.**

**RECOMMENDATION: Permission**

**Condition(s):**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON: To ensure that the development harmonises with its setting.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C31A.

## **COMMITTEE REPORT**

### **APPLICATION DETAILS**

This application is brought before planning committee because an employee of West Wiltshire District Council owns the application site.

This is a full planning permission application for a ground floor rear extension at 7 Grange View, Bradford on Avon. This is a two storey detached property on the western side of Grange View in a predominantly residential area on the edge of Bradford on Avon. The application is not listed. It is not in a conservation area or Area of Outstanding Natural Beauty. It is not subject to any other statutory designations.

This is one of five two storey detached properties which are built with a range of materials but predominately Bath stone blocks. There is a protruding front gable end section on the dwelling, which is built with half of the bath style blocks but also with rubble stone blocks. There are also brown hanging tiles and white plastic cladding. To the rear of the property there is another protruding rear gable but this only extends 1 metre beyond the rear wall of the property.

The proposal is for a rear conservatory and utility room. The utility room would extend part of the back wall to be flush with the protruding rear end gable. It would have a lean to roof and would measure 3.9 metres wide, 1 metre deep and 3.8 metres tall sloping to 2.4 metres at eaves. The utility room would have a velux roof light and a new door and window facing down the garden. The conservatory would be 4.8 metres wide, 4 metres deep and 3.4 metres tall, sloping to 2.3 metres at eaves. Part of the conservatory would extend over the rear wall of the new utility room. The conservatory would have a 0.8 metre tall dwarf wall.

The garden boundaries are defined by 1.2 - 1.6 metre high fencing also with various dense regular hedging. There are visible gaps into neighbouring amenity on either side. A 4 metre tall dense hedgerow defines the rear boundary.

## BRADFORD ON AVON TOWN COUNCIL

No objection

## PUBLICITY

Neighbours were notified of the proposal by letter and site notice. No comments were received.

## RELEVANT PLANNING HISTORY

00/01752/FUL - Extension at first floor level over existing garage - PER - 20.11.2000

## PLANNING POLICY

West Wiltshire District Plan 1st Alteration 2004

C31a - Design

C38 - Nuisance

SPG - House Alterations and Extensions

## PLANNING OFFICER COMMENTS

The key issues in this case are whether the proposal complies with development plan policy and whether there are any material considerations to outweigh the policy.

Policy C31a of the Local Plan states that proposals for new development will be required to respect the quality of architecture of surrounding buildings. Supplementary Planning Guidance states that any extension should respect the host building. This proposal is a well designed and appropriate sized development at the rear of this property. The utility room has a lean to roof, which is preferred in SPG and would not harm the host building. Although the conservatory is large it would not harm the host building because it would still be within the scale and character with the original house.

Policy C38 states that proposals will not be permitted which would detract from the amenities enjoyed by, or cause, nuisance to neighbouring properties and uses. The conservatory would not cause any nuisance to neighbouring amenity because it is not positioned close or near the boundary of the neighbours. This is reinforced by the absence of any objection to the proposal. It has been considered that the boundary fences are quite low and the gaps in the hedge screening would mean some overlooking but it would not be to the detriment of neighbouring amenity.

There are no material considerations to outweigh the development plan policy.

## CONCLUSION

For the above reasons the application should be granted planning permission.





# PLANNING COMMITTEE

15 September 2005

ITEM NO: 03

APPLICATION NO: 05/01421/FUL

LOCATION: 84 Frome Road Trowbridge Wiltshire BA14 0DG



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SLA: 100022961

**03 Application: 05/01421/FUL**

**Site Address: 84 Frome Road Trowbridge Wiltshire BA14 0DG**

Parish: Trowbridge Ward: College

Grid Reference 385044 157185

Application Type: Full Plan

Development: Change of use from shop to takeaway

Applicant Details: Mr R Perkins  
Shelsey House Welsh Mill Road Frome Somerset BA11 2LA

Agent Details: Mr Iain Bisgrove  
13 St Mary's Gardens Hilperton Trowbridge Wilts BA14 7PG

Case Officer: Mr Aaron Smith

Date Received: 11.07.2005 Expiry Date: 05.09.2005

**REASON(S) FOR PERMISSION:**

**The proposed development conforms to the Development Plan and the conditions attached to it overcome any objections on planning grounds.**

**RECOMMENDATION: Permission**

**Condition(s):**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON: In accordance with Section 91 of the Town & Country Planning Act 1990.

- 2 Suitable ventilation and filtration equipment shall be installed to suppress and disperse any fumes and/or smell created from the cooking operations on the premises. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All equipment shall be installed in accordance with the approved details and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

- 3 Prior to the premises being brought into use, a scheme providing for the adequate storage of refuse shall be submitted to and approved by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details, prior to the commencement of use, and shall be maintained at all times.

REASON: In the interests of public health and safety.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

- 4 Any door, window, louvre, vent or fan in the premises shall be insulated so as to prevent any noise being audible at the boundary of any inhabited premises, either attached to or in the vicinity of the premises to which this permission refers.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - 1st Alteration - Policies C36 & C38.

- 5 The use hereby permitted shall not be open to customers outside the following times: 1100 and 2300 on Mondays to Saturdays, and 1100 and 2200 on Sundays and Bank Holidays.

REASON: In order to safeguard the amenities of the area in which the development is located.

POLICY: West Wiltshire District Plan - 1st Alteration - Policy C38.

## **COMMITTEE REPORT**

### **APPLICATION DETAILS**

This planning application is brought to the Planning Committee at the request of Cllr Osborn due to the extent of local neighbour concerns.

This is a full planning application for a change of use of No.84 Frome Road in Trowbridge from its existing retail shop unit (Class A1) use to a fast food takeaway (Class A5). This planning application is solely for the change of use only, there would be no external changes to the building.

No.84 is on the north side of Frome Road, it is a mid terrace property, surrounded by residential properties. The shop building has a protruding single storey flat roof element to the street facing elevation with a small hardstanding forecourt for the shop. There is no dedicated car parking within the application site. However, on street parking is available immediately outside the shop frontage in a marked bay which could contain up to 5 vehicles.

The application site is located within the Trowbridge Newtown Conservation Area.

### **TROWBRIDGE TOWN COUNCIL**

No objections subject to there being no significant loss of neighbour amenity.

### **HIGHWAY AUTHORITY**

Recommend refusal as the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this point.

### **ENVIRONMENTAL HEALTH**

No objections subject to conditions

### **PUBLICITY**

This application has been advertised on site with a public notice and by press advertisement, also neighbouring properties have been notified.

5 letters of objection to this proposal have been received:

- Trade objection, as there would be increased takeaway businesses in the area.
- Smells and air pollution from the proposed use, impact this would have on neighbouring amenities.
- Bin storage required.
- Highway safety, cars parked illegally.
- Any subsequent illuminated advertisements would harm amenities.
- Hours of opening.
- Provision for sewerage in residential area.
- Noise disturbance.
- Fire risk.
- Increase in litter.

## RELEVANT PLANNING HISTORY

83/01252/FUL - New shop front - Refused 17.01.1984

86/00074/ADV - Internally illuminated shop sign - Consent 01.04.1986

95/00226/CON - Demolish existing two storey extension and replace - Consent 03.04.1995

## PLANNING POLICY

Wiltshire Structure Plan 2011

HE7 - Listed Buildings and Conservation Areas

West Wiltshire District Plan 1st Alteration 2004

C17 - Conservation Areas

C20 - Changes of Use in Conservation Areas

C36 - Noise

C38 - Nuisance

PPS 1 - Delivering Sustainable Development

PPS 6 - Planning for Town Centres

PPG13 - Transport

## PLANNING OFFICER'S COMMENTS

The main issues to consider with this planning application are whether the proposed change of use would preserve or enhance the character, or the appearance of the Newtown Conservation Area, highway safety and whether the proposed use would adversely affect neighbouring amenities.

The proposed change of use does not propose any changes in the appearance of this building in the conservation area, therefore the only issue is the effect of the change on the character of the area. The Newtown Conservation Area is predominately residential with small convenience shops, fast food takeaways and newsagents spaced throughout the area. This application seeks to retain the existing commercial / retail function of this building, the proposal therefore preserves the character of the conservation area.

The existing retail usage of this building is well served by pedestrian routes as it lies within a residential area. Car parking is already provided off site, on the adjacent public highway where provision is made for short term car parking in a marked lay-by. An estimate of five cars could be parked in this marked space at any time, with other on road parking is restricted by either single or double yellow lines. The Highway Authority and residents have objected to the proposal on grounds of its likely impact on highway safety, because of additional car parking on the highway.

Based on the car parking standards (Appendix G of the West Wiltshire District Plan 1st Alteration 2004) a maximum of 1 space per 10.sq metres would be required for a takeaway use. Approximately 7 parking spaces would be required for the proposed use as a maximum, to meet the standard. In this case, however the existing use would generate the need to 2 car parking spaces resulting in the theoretical requirement for an additional 5 spaces. The parking bay can accommodate 5 spaces which would leave a shortfall in theory of 2 spaces. The parking standard is a maximum and given that the property is in a predominately residential area, it is likely that the premises could easily be accessible without the need to travel by private car. The objections of the Highway Authority are not therefore supported in this instance. Furthermore, there is a mix of restricted and unrestricted parking sections on Frome Road, where unauthorised parking would be a matter for the police to investigate.

The building is already in retail use, so the principle of a commercial use is accepted. However, any noise, smells or other nuisance generated by the proposed takeaway could be harmful to the amenity of the neighbouring properties. The mitigation of such harmful effects can be controlled by conditions, including those suggested by the Environment Health department to overcome the potential harm.

## CONCLUSION

For the reasons stated above this application is recommended for permission.