

PLANNING STATEMENT

FOR

PROPOSED ALTERATIONS &
CONVERSION OF OUTBUILDING

AT

1 CECIL AVENUE,
BAILDON,
WEST YORKSHIRE,
BD17 5LH

Introduction & Site Description

The planning application is made on behalf of Mr & Mrs Perrow (applicant) by ourselves, Mash Architecture Interiors Ltd (agent). The site is an existing large stone-built semi-detached property with extensive garden and a large garage / outbuilding to the rear, located several hundred metres to the west of Baildon Village.

The dwelling was constructed at the turn of the 19th / 20th Century and is an attractive, imposing property, with a feature turret on the front (South-West) corner, along with some attractive stone features, banding, large double windows with central stone mullions, heads and cills, and imposing chimney stacks. To the rear is a large semi-detached outbuilding, constructed in matching stone, but which is now sadly in a state of dilapidation and in urgent need of renovation.



An aerial photograph of the site. The approximate boundary of the application site highlighted in red.

The overall site area is approximately 705 square metres.

Planning History

A previous Householder Planning Application was submitted to the local planning authority (LPA) in 2021 with a proposal description of “Garage, store and games room.” This proposal (reference number 21/03235/HOU) sought to increase the critical mass of the outbuilding, largely by raising the central gable and peak of the roof.



A screenshot of the proposed drawing from the above-mentioned application.

The application was withdrawn, however, following advice from the LPA as two neighbouring residents had objected to the increase in roof height. Therefore, we note that no decision notice was ever provided, and no subsequent appeal was submitted to the planning inspectorate.

Application Proposals

The accompanying application seeks to renovate and convert the existing outbuilding into living accommodation with its own independent access and garden amenities.

Whilst we do not consider that the previous proposals (submitted by others) were particularly contentious, we have taken the grounds for objection into account, which means that the proposals have been designed in such a manner that the overall critical mass of the outbuilding remains exactly as existing. Most of the structural openings remain as they are, except a small number which are facing away from any neighbouring properties. This means that, from a building perspective, the proposed works do not, and cannot, have any demonstrable or material impact on *any* neighbouring property.

Furthermore, a defensible boundary and entirely separate access arrangements also mean that the proposals will have no material impact on future occupants of the host dwelling, 1 Cecil Avenue.

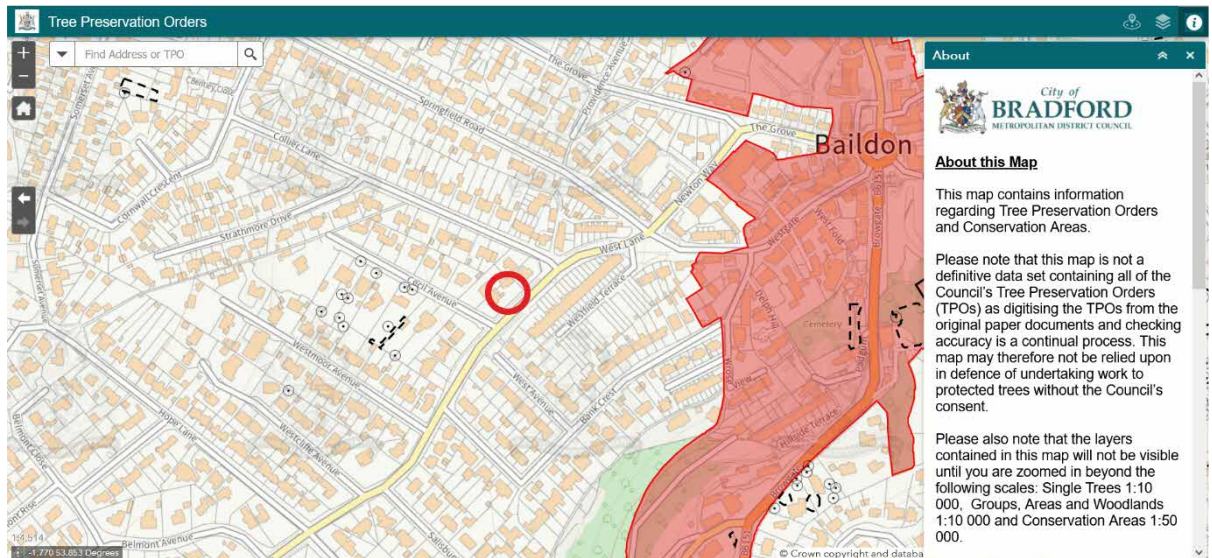
From a site-level, accommodation and access perspective, we consider that the proposals will be particularly well-suited to retired couples, and given current demographic trends there is an ever-increasing need for such accommodation.



The existing outbuilding in its current state of dilapidation.

Relevance to Baildon Conservation Area & Protected Trees

The site is located outside of the Baildon Conservation Area, and despite there being a number of mature and well-established trees near to the property, none of these are subjected to Tree Preservation Orders.



A TPO map of the surrounding area, including a boundary map of the Baildon Conservation Area, with the site located via the red circle.

Crucially, the works which are proposed, including the new access arrangements will take place well beyond the existing trees and will therefore have no negative impact on any root structures, in the event that future TPOs may be considered.

Flood Risk

The site is located well beyond any identified flood risk area and, consequently, this is not relevant to the proposals.

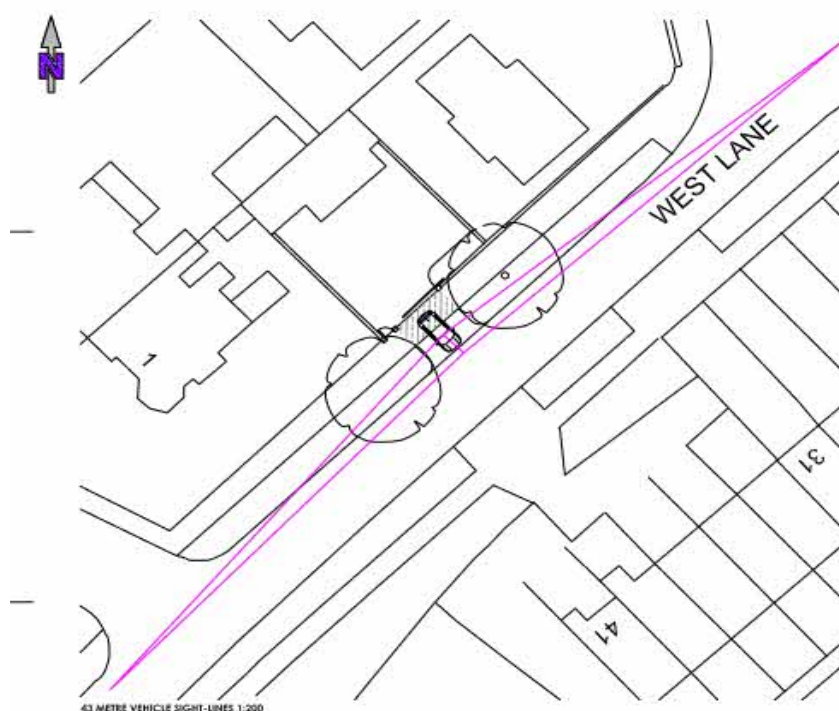
Drainage

The proposed converted building will be drained into the existing system located within the confines of the application site. This will not require the formation of any new man-holes / inspection chambers and can be achieved via a simple below-ground connection.

Access & Parking

The existing driveway serving 1 Cecil Avenue will remain in-situ, and it should be noted that there is more than adequate parking space for a minimum of 3 cars off-street, and that those cars are easily able to enter and exit 1 Cecil Avenue in a forward gear.

There will be a new access from West Lane to the new property, which will consist of a new automated sliding gate for vehicles, a separate personal gate for occupants and visitors, a new dropped footway surface across the existing footway and a new dropped kerb and hardstanding across the existing grass verge. This arrangement mirrors closely that of the properties directly opposite at Westfield Terrace, on the opposing side of West Lane. It should also be noted that a similar precedent for new access has recently been set, along the same stretch of highway (West Lane), and under the same current policy guidance. This was carried out under planning approval reference 23/01396/HOU, although it could reasonably be argued that this proposal is far more contentious than that of the attached, as the access point is directly adjacent to a primary school and located over a speed bump / traffic calming measure. The attached plans demonstrate that the proposed sight-line / visibility splays for vehicles exiting the site are easily compliant with current highways requirements, in that they comfortably achieve the 43 metre minimum requirement.



An extract from our proposed planning drawings accompanying this application demonstrating sight-line / visibility splay compliance.



The existing footway with 1 Cecil Avenue visible behind the boundary hedge.

Other justifications for proposals

The proposed dwelling is located in an amply large plot, and there are countless recent developments within the BD17 postal area to support this claim. For clarity, the overall plot size for the proposed dwelling would be 220 square metres, with the overall internal accommodation of the proposed dwelling being around 57 square metres (or 614 square feet). This equates to 26% of the total plot area. From our careful study of recently approved single-dwelling plots in Baldon, we have found that the ratio of development to site area is typically 25-33%.

There is a chronic shortfall of housing across the Bradford District. This proposal constitutes a dwelling towards that housing shortfall, but one that would be immediately available for development / occupation.

Conclusion

The development would be in keeping with the host dwelling and would make use of a dilapidated building to provide a much-needed dwelling towards the shortfall in the area. The proposal would be cited as infill within an established residential area, but would not constitute any additional critical mass or result in any substantial building works. In summary, the planning considerations are as follows:

Simple conversion of an existing building with no additional critical mass being formed.

No material impact on neighbouring properties.

Independent access complying with all local and national criteria and this is demonstrated via the drawings and other recent local developments.

Sufficient parking and garden amenity.

Contribution towards housing shortfall in the district.

No impact on trees or wildlife habitats.

No impact on Conservation Area.

The National Planning Policy Framework states that Planning Permission should only be refused where there would be “demonstrable harm” due to a development going ahead. We cannot see any harm as a result of this development going ahead – on the contrary, we can see a number of significant benefits, as explained in this document, and would therefore urge the local planning authority to offer its full support to this application.

Mash Architecture Interiors Ltd – 31st July 2023