



Planning Registration Team, Development Management
Place Directorate, Wiltshire Council
Our reference: 25090/kg
5th December 2025

Dear Sir or Madam

**Full Planning Application: Erection of an Evacuation Ramp on front elevation
(retrospective)**

Address: 29 Huntingdon Rise, Bradford on Avon, Wiltshire, BA15 1RJ

1.0 Introduction

PlanningSphere act for Selwood Housing Society Ltd, the owners in of 29 Huntingdon Rise, a three-bedroom bungalow in Bradford on Avon. The bungalow is a Supported Living property which provides accommodation for 2No. adults with profound mobility and learning difficulties. The building is managed by the Brandon Trust who provide the residents with care 24 hours per day, 7 days per week. Residents of the building are non-ambulant, being wheelchair/easy chair bound by day and bedbound by night. They are entirely reliant on staff for all their daily and routine needs.

Following a Fire Safety Report undertaken by fire risk assessors Ensure Safety and Compliance, as well as advice from the Dorset and Wiltshire Fire Service, the building underwent renovations to enable the safe evacuation of both staff and residents in the event of a fire. Renovations included the installation of French Doors and a Evacuation Ramp at the front of the bungalow. Selwood Housing approached the council in regards to the installation of the French Doors and were advised planning permission was not required. However, due to an over-sight, they did not seek advice in regards to the ramp.

Retrospective planning permission is sought for the installation of the ramp. The application submission includes the following information:

- Application fee: £0 (Legislative exemption due to alteration to a disabled person's dwelling house)
- Site Location Plan: Bibo Architects
- Application Drawing Pack (1 No. Drawings): Bibo Architects
- Planning Cover Letter: PlanningSphere

2.0 Relevant Background Information

(i) Site description

The application site is approximately 360m² and comprises a modern, 3-bedroom bungalow which has been adapted for use as a supported living property. The accommodation consists of a lounge, with attached kitchen, 2x residents' bedrooms, a staff office/sleep room, wet room and toilet, all of which are accessed via a central corridor that leads to the front exit door. A further exit door is provided from the kitchen which opens to the side of the property, with a path leading past the garage to the front driveway.

Externally, there are gardens to the front and rear of the property, with a low-level wall (to the north) and a timber fence (to the south) at the front, separating the property from its neighbours.

A driveway can be found to the north of the site, providing access to the garage. The front door is reached via a flight of 4 No. concrete formed steps or via a ramp which is access via the driveway. To the immediate front of the gable is the recently constructed, compliant access ramp, of which retrospective planning permission is sought.



Figure 1. Photograph of the application site, showing No.29 and the recently installed compliant ramp which provides access from the front bedroom to the public footpath and highway.

To the front (east) of the house is Huntingdon Rise, a quiet residential street of modern bungalows and chalets located approximately 650m from Bradford on Avon town centre. On-street parking is limited due to the presence of extended driveways and parking areas within the front gardens of neighbouring properties. To rear of the property (west) are the playing fields St Laurence School.

Bradford on Avon is a market town with wide range of facilities and services, including regular railway and bus services.



Figure 2. Extract from Site Location Plan

(ii) Planning History

There is no recorded planning history on the Council's public access system for 29 Huntingdon Rise.

3.0 Proposals

(i) Need for proposals

Prior to the installation of the French doors and access ramp, the house could only be accessed/departed by residents via the sloping access ramp to the front door and the single corridor through the property. The rear access (via the kitchen) is only deemed suitable for use by staff at the property. In the event of an evacuation of the building, wheelchairs and easy chairs are required to evacuate residents during daytime hours with Ski Pads employed at night. (The Ski Pad is a symmetrical device designed for the evacuation of patients or residents, usually where mattress evacuation is not an option due to narrow corridors or staircases.)

An assessment was undertaken in May 2025, and while the daytime evacuation strategy was considered to be appropriate, concern was raised in regards to nighttime evacuation, as staff members would be required to re-enter the building in a potential hostile environment to evacuate the second resident. The assessors comments in respect of the current evacuation strategy included the following:

The assessor was informed during the site visits that consideration was being given to fitting a new external door [French doors] from SD's bedroom. The assessors believes that this would be significant improvement, that would ease evacuation from this room, but more crucially, would prevent the requirement for the staff member to re-enter the main part of the building to evacuate SD, once VD has been evacuated. This should therefore continue to be considered as a viable option for improvement of the means of escape.

To ensure the safety of staff members, following the recommendation within the Assessor's Report, Selwood Housing, installed both the French doors and an associated access ramp. Advice was sought from Council (June 2025) in respect of the installation of French doors and it was confirmed that no planning permission was required. However, no advice was sought in regards to the installation of the ramp.

(i) Summary of proposals

The ramp provides direct access from the recently installed French doors (in the front bedroom) to the public footpath, at a Building Regulation and Equality Act 2010 compliant width and gradient. To meet these requirements, the ramp has required 3 consecutive bends between the French doors and the public footpath. The structure is formed from concrete, with concrete paving slabs as surfacing treatment. Safety rails have been incorporated into the structure.

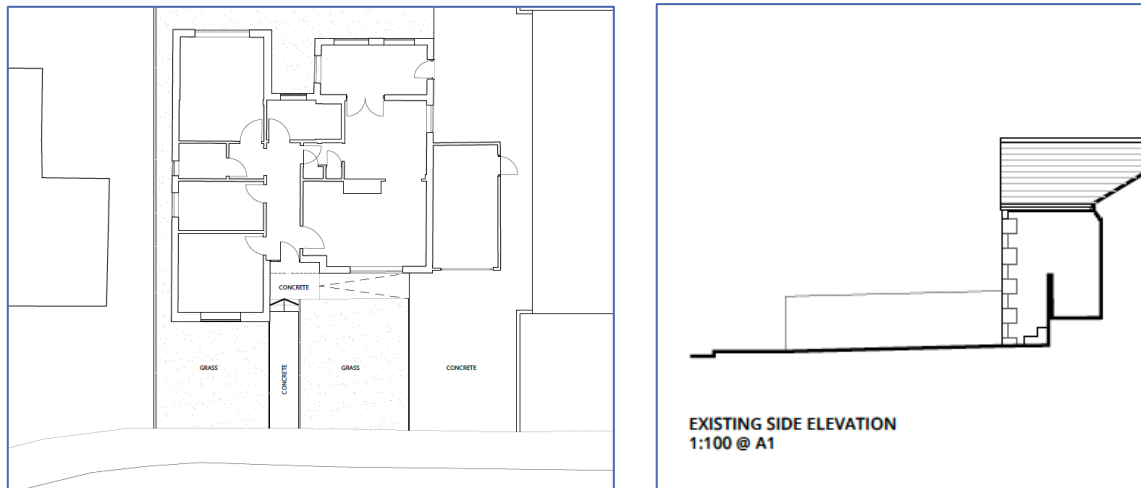


Figure 3. Extract from Existing Site/Ground Floor Plan and Side Elevation showing the application site prior to the installation of the new ramp.

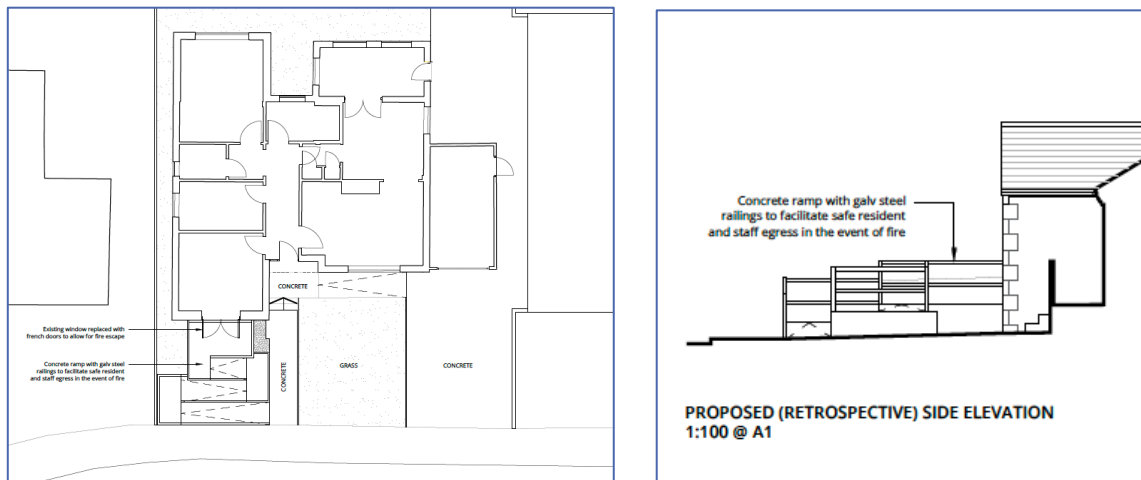


Figure 4. Extract from Proposed Site/Ground Floor Plan and Side Elevation showing the location and scale of the Building Regulations and DDA compliant ramp.

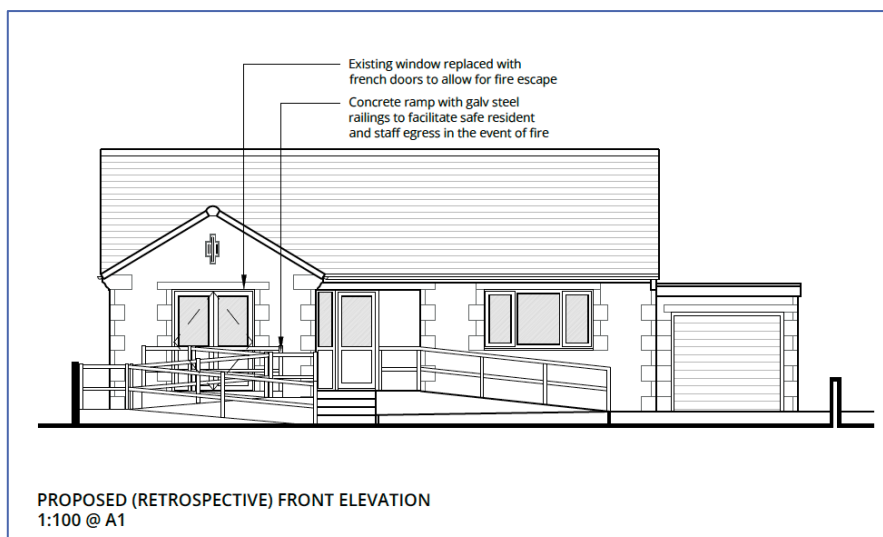


Figure 5. Extract from the Proposed (Retrospective) Front Elevation, with the proposed ramp to the left of the image.



Figure 6. Photograph of the recently installed ramp, taken from the public footpath to the north of the site.



Figure 7. Photograph of the recently installed ramp, taken from the east.



Figure 8. Photograph of the recently installed ramp, shown in the context of the street scene.

4.0 Planning Policy

(i) Development Plan

Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise. For the purposes of this application the Development Plan for the site comprises: the Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocations DPD; and the Bradford on Avon Neighbourhood Plan (2017).

(ii) Site Specific Designations

Bradford on Avon is located within the Bath and Bradford on Avon Bats Special Area of Conservation Core Area, where development may impact habitats used by rare bat species. The application site is outside of all other environmental, landscape or heritage designations. The site falls within Flood Zone 1 with no likelihood of surface water flooding.

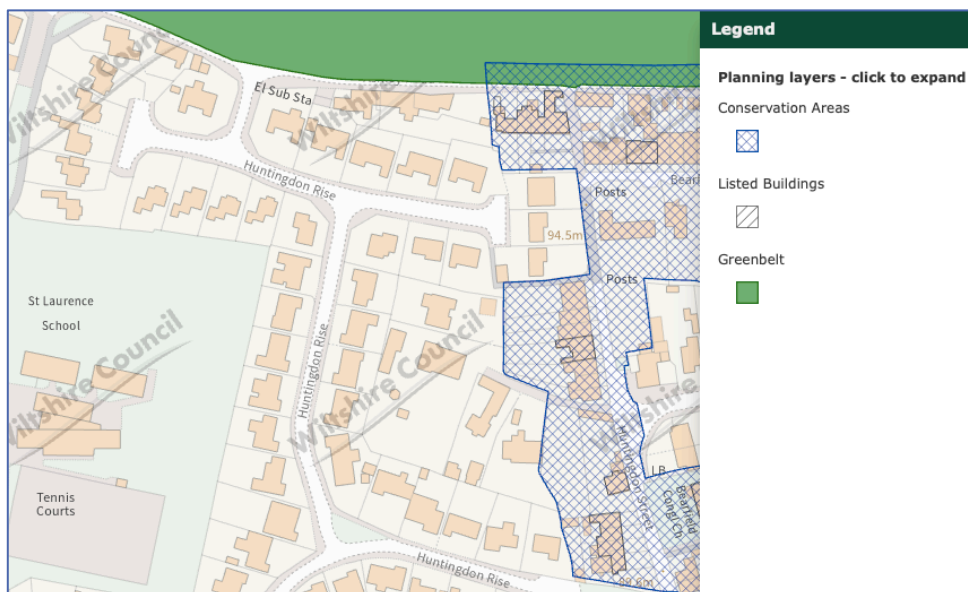


Figure. 9 Extract from Wiltshire Council's Planning Explorer, showing the application site in relation to the nearby Conservation Area, listed buildings and the Green Belt.

(iii) Wiltshire Core Strategy (WCS) (2015)

The Wiltshire Core Strategy was adopted in January 2015 and covers the period up until 2026. The following Core Strategy Policies are relevant to the proposals:

- Core Policy 1 – Settlement Strategy, *identifying Bradford on Avon as a market town that has the ability to support sustainable patterns of living and potential for significant development.*
- Core Policy 46 – Meeting the needs of Wiltshire vulnerable and older people, *which makes provision for housing for older people and supports the provision of specialist accommodation for vulnerable people.*

- Core Policy 57 – Ensuring high quality design and place shaping, *ensuring high quality design and place shaping in all new development, including taking account of the needs of potential occupants through planning for diversity and adaptability.*

(iv) Bradford on Avon Neighbourhood Plan (BoANP) (2017)

The application site lies within the revised settlement area as shown in Map 2 of the adopted Bradford on Avon Neighbourhood Plan. The plan notes that ‘in the provision of new housing attention needs to be given to the needs of all sections of the community including *‘lifetime’ homes and homes for those with disabilities*’ (p14), showing recognition of the need to provide suitable homes for those with disabilities.

Objective 5 and Policy C2 of the Plan seeks to achieve community wellbeing through protecting and enhancing community facilities and services, such as Supported Living accommodation.

OBJECTIVE 5 - To protect and enhance those existing community facilities and services that are considered important in maintaining a vibrant and active town for the benefit of local people and visitors. Also to support the development of new facilities including those for integrated health and social care, the elderly, the disabled, children and young people.

POLICY C2 - Proposals for new or improved community facilities will be supported provided that:

- the proposal would not harm the character or amenity of the local environment or compromise development inappropriate to the Green Belt
- the proposal is well located for the population it serves without the need to drive and would not have an unacceptable impact on the local road network
- the proposal would not have significant harmful impacts on the amenities of surrounding residents

(v) National Planning Policy Framework (NPPF) (2024)

National planning policy is set out in the NPPF (2024) and web-based guidance in the NPPG (from 2014). A summary of the applicable NPPF policies is set out below:

- Section 2: Achieving sustainable development, *stating that where there are no relevant development plan policies permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.*
- Section 4: Decision-making, *requiring local planning authorities to approach decisions in a positive and creative way and recognition of investigating unauthorised development.*
- Section 5: Delivering a sufficient supply of homes, *which recognises the need to provide homes for people with disabilities.*
- Section 12: Achieving well-designed places, *where there is an emphasis on high quality design but also recognition that decisions should ensure that development creates places that are safe, inclusive and accessible.*

(vi) National Planning Practice Guidance (NPPG) (2014)

National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014. NPPG contains further information and guidance on a number of technical matters and best practice relevant to climate change, design, environmental impact assessment, natural environment, noise, open space, planning obligations, rural housing, transport assessments and viability. The Guidance has been consulted.

(vii) Wiltshire Local Plan Review

A Regulation 19 Draft Plan was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. A Planning Inspector has been appointed to undertake an independent examination into the soundness and legal compliance of the Plan. The first stage of hearings in relation to the Duty to Cooperate were held on 24 June 2025. Stage 2 commenced on 11 November 2025. The earliest anticipated adoption of the Plan is Q3 2026.

Chapter 5.70 of the Regulation 19 Plan recognises the importance of providing housing and accommodation to meet the needs of vulnerable people, noting that in 2020 there were a significant number of households living in Wiltshire with one of more persons with a limiting long-term illness of disability.

(viii) Access to and use of buildings: Approved Document M

The Secretary of State has approved a series of documents that give practical guidance about how to meet the requirements of the Building Regulations 2010 for England. There is also reference to the Workplace (Health, Safety and Welfare) Regulations 1992 and the Equality Act 2010 and the Equality Act 2010 (Disability) Regulations 2010. The documents were consulted by the Contractor in the construction of the ramp.

5.0 Planning Assessment

(i) Principle of Development

There is limited national and local planning policy which is specific to the adaption of homes and buildings to meet the needs of individuals with significant mobility issues. Policies make reference to the provision of new homes and specialist accommodation (NPPF Section 5; WCS Core Policy 46; and BoANP Objective 5 and Policy C2), adaptability (WCS Policy 57) and creating places which are safe, inclusive and accessible (NPPF Section 12). However, these policies are not specific to the adaption of buildings and access for people with limited mobility. The NPPF states that where there are no relevant development plan policies, permission should be granted unless:

- other policies within the NPPF can be applied to protect areas or assets of particular importance and therefore provide a strong reason for refusal; or,
- the proposal would result in adverse impacts which would demonstrably outweigh the benefits.

The application site is not subject to or near to any environmental, landscape or heritage designations. In terms of neighbour amenity, the proposal will not result in any impact on privacy, or result in overshadowing, vibration or pollution (as per WCS Policy 57). The application site is located within a modern estate, characterised by open frontages to enable the off-street parking of multiple cars. The inclusion of the ramp, with its open format, continues this aesthetic, therefore having minimal impact on the street scene (as shown in Figure 8). It is therefore concluded that there are no relevant policies which could provide a strong reason for refusal and the impact of the ramp does not demonstrably outweigh the benefits of its purpose. The proposals are therefore considered to be in full compliance with paragraph 11d of the NPPF.

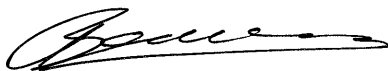
6.0 Conclusion

Retrospective planning permission is sought for the provision of a compliant ramp at a Supported Living bungalow in Bradford on Avon. The bungalow is home to 2 No. residents with profound mobility and learning difficulties who require 24hr care. The ramp enables, in the case of an emergency such as a fire, safe evacuation for both the residents and the staff. The design and construction of the ramp has been led by its proposed function and to meet Building Regulations and the Equality Act 2010 requirements.

There is limited national and local planning policy in respect of the adaption of existing buildings to meet the needs of people with limited mobility. Paragraph 11d of the NPPF states that where policy is limited, permission should be permitted provided that other policies do not apply and the proposals will not result in adverse impacts. The impact of the ramp has been reviewed in regards to impacts on neighbour amenity, the street scene, and environmental, landscape and heritage designations. It is concluded that the impact is limited.

On this basis, and in accordance with NPPF: 11d, the Council is respectfully requested to grant planning permission.

Yours faithfully



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