

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09053
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	64 Bobbin Lane, Westwood, Bradford-on-Avon, BA15 2DL
DEVELOPMENT DESCRIPTION:	Single storey rear and side extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

64 Bobbin Lane (the 'site') is a residential plot situated at a corner of Bobbin Lane and Windy Ridge. Bobbin Lane is a modern suburban street and associated cul-de-sacs which form part of the eastern periphery of Westwood (designated as a Large Village in the Core Strategy).

The plot is occupied by a modern house, small outbuilding and associated amenity space. The house is a detached property comprising the main two-storey range with an adjoining single storey side garage, front porch and conservatory additions to the side and rear. Its external materials primarily comprises coursed limestone facing and concrete tile roofing.

The site is adjoined by the following land uses:

- North: 63 Bobbin Lane – a modern bungalow.
- East: 65 Bobbin Lane – a modern two-storey house.
- South: Bobbin Lane with modern residential development beyond.
- West: Bobbin Lane with modern residential development beyond.

The site is subject to the following planning designations:

- Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Combined Winsley Sites
- Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Winsley/Murhill Rift
- Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Combined Gripwood Sites
- Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Iford Manor
- LHS 2km Core Roost Buffer: Belcombe Court
- LHS 2km Core Roost Buffer: Iford Manor
- Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km SAC parcel buffer: Bath & Bradford on Avon Bats

PROPOSAL

The proposal involves the replacement of the existing conservatory elements with a contemporary-style single storey side and rear extension. The side element is 8.2m long by 2.2m wide and the rear element is 4m long by 8.6m wide. The extension would have a flat roof 3.3m high. Its external materials comprise vertical timber cladding and rendered walling, single ply membrane roofing and aluminium framed openings.

The plans also illustrate landscaping works including the minor expansion of the patio which constitutes an engineering operation as the patio is on slightly lower ground than the garden.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/79/00867/HIS	Residential development of 64 dwellings.	Approved	11/05/1981
W/82/00486/HIS	Substitution of house types and alteration to existing road on approved residential development.	Approved	22/06/1982
W/95/00771/FUL	Extension to dwelling.	Approved	03/08/1995
W/03/01535/FUL	Erection of an attached garage to the side, new conservatory at rear, reposition existing 1.8m high boundary wall at side, convert existing garage into study, new driveway and kerb crossing.	Approved	15/10/2003

RELEVANT POLICIES AND GUIDANCE

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 57: Ensuring high quality design and place shaping

Material Considerations:

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
- National Planning Practice Guidance
- National Design Guide
- Wiltshire Design Guide – Design Guidance for Householder Extensions
- Wiltshire Local Plan (Regulation 24 Examination stage)
 - Policy 98: Ensuring high quality design and place shaping
 - Policy 99: Ensuring the conservation and enhancement of the historic environment

CONSULTATION RESPONSES

Westwood Parish Council: No objection.

REPRESENTATIONS

No third party comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this requirement, this application has been assessed against the relevant policies of the Development Plan and the material considerations set out above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Residential amenity

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

Layout: The proposed new extension would be located to the side and rear of the property, away from the street scene, and would occupy the footprint of and infill the space between the existing conservatory elements which is acceptable and would unify the floorspace.

Scale: The modest scale of the proposed extension footprint and height reads as proportionate to the main range. It also broadly reflects the length, width and height of extension which would constitute permitted development. Resultantly, the proposed extension reads as appropriately subservient to the host dwelling.

Appearance: The contemporary flat roof form and architectural style, together with the visually softer materials palette proposed further telegraphs the subservient nature of the extension and adds upgrades the quality of the building.

Landscaping: The proposed grading works to facilitate the patio expansion are acceptable.

Having regard to the above, the proposed design solution is considered to be acceptable and in accordance with the design principles set out in Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan and the Wiltshire Design Guide.

Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.

The existing house has a comfortable 15m+ rear-to-side relationship with no.63 and a closer side-to-side relationship with no.65, from which it is separated by a 2m garden fence and mature boundary planting.

Owing to the comfortable layout, boundary treatment and the modest single storey scale of the proposed extension, it would not generate any significant additional impact on the residential amenity of the neighbouring properties.

As such, the proposal achieves an acceptable standard of residential amenity for existing and future users of the site and surrounding uses in accordance with Core Policy 57(vii) and the Design Guide.

CONCLUSION

In summary, the proposed development constitutes the replacement of the existing low-quality conservatory elements with a high-quality modest and contemporary side and rear extension which upgrades the quality of the host dwelling and maintains adequate levels of residential amenity for all users.

The proposal is therefore considered to be acceptable in respect of design, residential amenity and all other matters and, as such, complies with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan and Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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 be carried out in accordance with the following approved plans and documents:

- Location and Block Plans, ref: 1240766 (3)001
- Proposed Ground Floor Plan, ref: 1240766 (3)004
- Proposed Elevations, ref: 1240766 (3)005

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.