

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08932
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	30 Woolley Drive, Bradford on Avon, BA15 1AU
DEVELOPMENT DESCRIPTION:	Demolition of conservatory, removal of chimney. Single storey rear extension, infill of carport, addition of metal standing seam roof
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension, infilling of an existing carport and a replacement roof with metal standing seam material. The existing conservatory would be removed along with the chimney.

SITE DESCRIPTION/CONTEXT

The host dwelling is a detached single storey bungalow, located within an established residential area, Woolley Drive in Bradford on Avon. The property benefits from an off-road parking area to the front elevation. The general area comprises a mixture of housing types, with detached bungalows and semi-detached two storey dwelling present within the cul-de-sac.

The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats and lies just outside of the Bradford on Avon Conservation Area.

PLANNING HISTORY

N/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 2 Delivery Strategy
Core Policy 7 – Spatial Strategy for the Bradford on Avon Community Area
Core Policy 50 – Biodiversity and Geodiversity
Core Policy 57 - Ensuring High Quality Design and Place Shaping
Core Policy 58 - Ensuring the Conservation of the Historic Environment
Core Policy 60 – Sustainable Transport
Core Policy 61 – Transport and Development
Core Policy 64 – Demand Management

Wiltshire Local Transport Plan 2011 – 2026 (March 2015)
Bradford on Avon Conservation Area Statement
Bradford on Avon Neighbourhood Plan 2013 – 2026 Made October 2017

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Bradford on Avon Town Council: No objection

Wiltshire Council Highways: No objection

REPRESENTATIONS

The Bradford on Avon Preservation Trust offered no comment.

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."

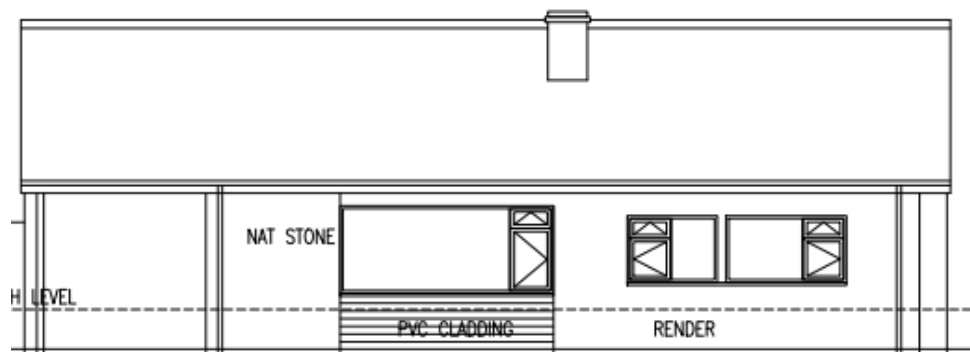
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

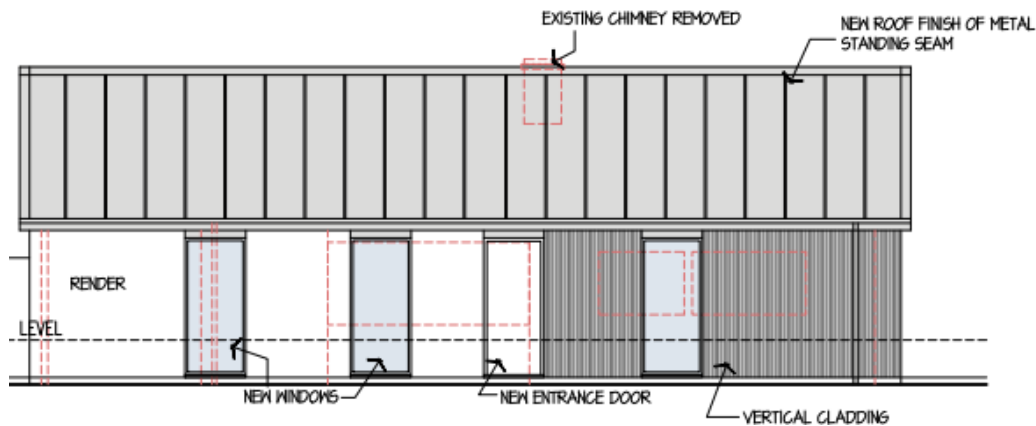
WCS Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The applicant seeks to extend the southeast side elevation of the host dwelling over the footprint of the existing car port, which would be removed to implement the scheme. The extension would have a matching ridge height to the host dwelling and both front and rear elevations would align with the existing. To the rear the existing conservatory would be removed and a single storey extension erected. The extension would employ a flat roof form with glazed panels on the rear and southeast side elevation.

The scheme seeks to update the host dwelling as a whole, with the introduction of new glazing and entrance door to the front elevation with render elevations and vertical cladding. To the rear the extension would consist of natural stone cladding elevations and the existing fenestration would also be updated to a more contemporary appearance. The scheme also involves the removal of the existing chimney and a replacement roof of metal standing seam.



Existing front elevation of 30 Woolley Drive



Proposed front elevation of 30 Woolley Drive

Whilst the proposal would deviate from the existing architectural detailing of the host dwelling with the use of contemporary materials, officers are cognisant that similar contemporary materials are present within the surrounding area. The use of predominately natural sustainable materials is also supported.

It is considered that the extensions would by virtue of their height, scale and design constitute complementary additions to the host dwelling that would appear commensurate to the size of the property and plot. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The host dwelling benefits from a detached position, and the scheme relates to single storey extensions of a limited scale. Therefore, raise no concerns in regard to any overlooking, overbearing, overshadowing impacts to neighbouring occupiers.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

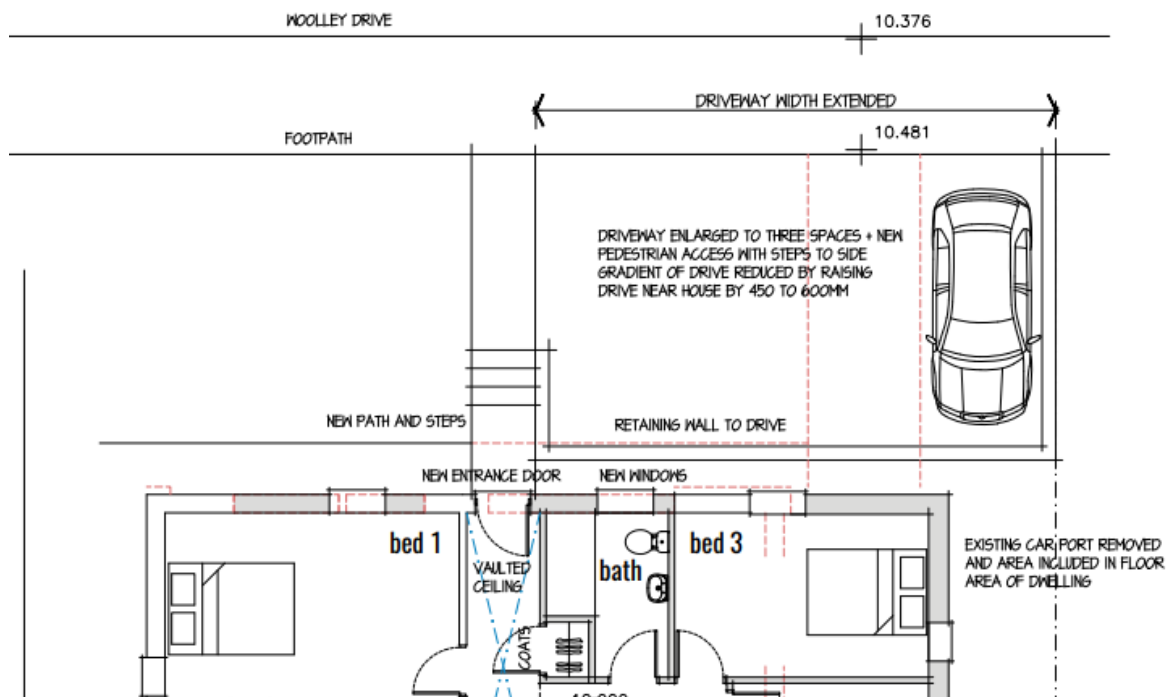
Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Impact on parking provision – Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards.

In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) two on-site car parking spaces would be required for a 3- bed dwelling (standard min. size 2.4m x 4.8m).

The proposed scheme would remove the parking area within the existing carport therefore 2 off road parking spaces would need to be provided within the front driveway.



The applicant has submitted plans that indicate that the existing grassed area to the front elevation would be removed and the existing driveway widened. The enlarged off road parking area would provide sufficient off-road parking for three vehicles. The highways officer was consulted on the scheme and raised no objections subject to a couple of conditions.

The proposal would retain the existing access and would not give rise to significant harm in terms of highway safety. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

WCS CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

WCS CP57 requires a high quality of design in all new developments. The policy requires applicants to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site lies just outside the Bradford on Avon Conservation Area, as views in and out of the conservation area are important, any proposal has to be assessed mindful of Section 72 of the abovementioned Act as well as CP58 of the Wiltshire Core Strategy and the relevant paragraphs of the NPPF.

The proposal seeks to erect a small-scale extension extending over the footprint of the existing built form of the car port and a replacement extension to the rear elevation of the host dwelling, which would not be widely visible from the public realm. The proposal would introduce a contemporary appearance to the existing dwelling; however, officers are cognisant that similar contemporary materials are found within the local area, and this proposal by virtue of its scale, design, and use of materials, would not detrimentally impact the wider much valued landscape character of the Conservation Area.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology Impact

WCS CP50 seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats therefore due consideration has to be given to the potential disturbance of any bats because of the proposed development. Given the established high density urban residential nature of the location, it is considered highly unlikely that any bats would be affected, therefore given the small-scale development proposed, significant effects relating to the disturbance to bats can be ruled out.

As a precautionary measure an informative would be added to any decision that in event any evidence of bat activity is detected that the applicant should follow the advice of a professional ecologist or contact Natural England.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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 Plan

Existing Ground Floor Plan DWG No A829-E.02

Existing Site Plan DWG No A829-E.01

Existing Roof Plan DWG No A829-E.03

Block Plan DWG No A829-L.01

Existing Elevations DWG No A829-E.04

Proposed Elevations DWG No A829-P.02

Proposed Plans DWG No A829-P.01

All Plans Received 11.11.2025

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

3. The development hereby permitted shall not be first brought into use 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4. The gradient of the access way shall not at any point be no steeper than 1m in 15 metres from its junction with the public highway.

REASON: In the interests of highway safety.

Informative

If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.