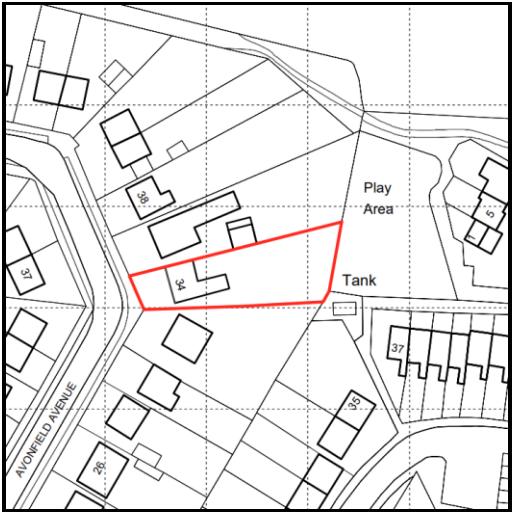


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08381
APPLICATION TYPE:	Householder Planning Permission
SITE ADDRESS:	34 Avonfield Avenue, Bradford On Avon, BA15 1JE
DEVELOPMENT DESCRIPTION:	Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The proposal seeks planning permission for a single storey rear extension to form a sitting room. The extension maintains the dimensions of the existing rear protrusion with a gable end facing west into the garden.

SITE DESCRIPTION / CONTEXT

The application site is comprised of a detached bungalow and associated residential curtilage within the Market Town of Bradford on Avon. The building is composed of bath stone elevations and brown tiled roofing, which is the predominant building design of the immediate area.

The application site is subject to the following planning policy constraints:

- GHS 4km Core Roost Buffer.
- GHS 4km SAC Parcel Buffer.
- LHS 2km Core Roost Buffer.
- Public Rights of Way (PROW) BRAD81 10m East and BRAD18 25m North.
- Strategic Flood Risk Assessment (sFRA) risk of groundwater flooding.
- Flood Zone 1.
- Bradford on Avon Settlement Boundary (Market Town).

PLANNING HISTORY

No relevant planning history has been identified for the site subject of this application.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 7	Spatial Strategy: Bradford on Avon Community Area;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 51	Landscape;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

Bradford on Avon Neighbourhood Plan 2013 – 2026 (October 2017)

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance (PPG)

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

Emerging Policy – Wiltshire Local Plan Review

The Council's emerging Local Plan has reached Regulation 24 stage and is progressing through examination but the emerging plan carries limited weight at this stage with the hearing sessions currently being paused.

Draft policies:

Policy 1	Settlement Strategy
Policy 57	Bradford on Avon Market Town
Policy 88	Biodiversity and Geodiversity
Policy 89	Biodiversity Net Gain
Policy 95	Flood Risk
Policy 98	High Quality Design and Place Shaping

CONSULTATION RESPONSES

Bradford on Avon Town Council – No comments received

REPRESENTATIONS

No substantive objections received although on 7 November, one local resident wrote to advise that they could not access the application plan details online.

The BoA Preservation Trust – also informed the LPA to say they had no comments to make.

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 upon the character and context of the area

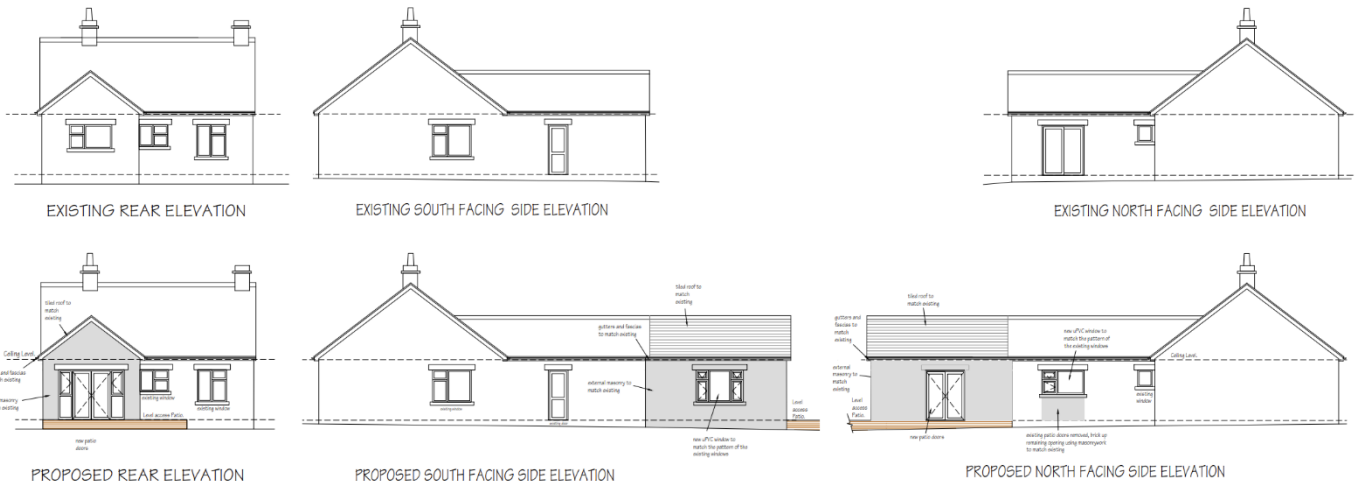
WCS Core Policy 57 titled 'Ensuring High Quality Design and Place Shaping' seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness. Policy 98 of the emerging Wiltshire Local Plan reiterates the position outlined in Core Policy 57, which encourages new development to enhance local distinctiveness, and relate positively to its landscape setting, as well as demonstrating a positive response to existing townscape and built form features such as height, scale, massing, building line, materials, and appearance.

The proposal comprises an addition to the existing rear extension such that dimensions are maintained. As such it is possible to conclude that the proposal respects the building line and built form of the host property and forms an appropriate addition to the existing dwelling. The elevation plans show the roof tiles of the extension to match the host dwelling and additionally proposes external masonry to match. Rainwater and fenestration details are also stated to match the existing building.

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.



Site Visit Image



Existing and Proposed Elevations

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, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed rear extension is single-storey and remains subordinate in scale, not exceeding the height of the existing dwelling. The site benefits from substantial boundary treatments on both sides of the garden, which are dense and high, ensuring that the extension would only be marginally visible above these boundaries. Furthermore, the dual-pitch roof is orientated parallel to the boundaries, with the roof slope inclining away from neighbouring gardens. This design approach mitigates any sense of overbearing or overshadowing impact on adjacent properties.

In terms of overlooking, the proposal includes a window in the south elevation and glazed doors in the north and east elevations; however, these are positioned at ground floor level and would only provide views into the host property's garden or towards the existing boundary treatments. As such, the development would not result in any unacceptable loss of privacy.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

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

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.

Flooding and Drainage

Core Policy 67 of the WCS provides detail on the management of flooding in association with new development. Policy 95 of the emerging Wiltshire Local Plan directs new development to the requirement for a sequential test, as outlined by the NPPF. The policy states that new development will include measures to reduce rainwater run-off, and the incorporation of sustainable drainage systems. The site is located within flood zone 1 where the Council's sFRA indicates no surface water flood risk, but an identified risk of groundwater flooding to surface and subsurface assets.

The NPPF at paragraph 176 states that householder development of less than 250m² should be considered exempt from the sequential or exception test and as such the development is considered acceptable on this matter. It is assumed that the proposal uses the existing drainage system which, in the absence of any concerns, appears to be operating well. The works are minor in nature, and any subsequent increase in impermeable surface area would not be significant or cause harm. It is considered that the development is in accordance with CP67 and the details contained in the NPPF.

Other Issues

The site is located within both a 2km Core Bat Roost Buffer and 4km SAC Parcel Buffer, however, the development does not involve any works or demolition of existing structure with potential for sensitive habitats, and the extent of the proposed works are to be carried out in areas of existing hardstanding and residential garden where there is a low likelihood of impact to biodiversity. No other harms have been identified, and the development is otherwise considered acceptable.

The application does not propose the introduction of any additional bedrooms to the property, nor does it include any alteration to the existing parking and access arrangements. It is therefore considered that there is no highway or transportation concerns present with the proposal, and it is otherwise considered acceptable.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

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 Plan (3 November 2025)

Existing and Proposed Ground Floor Plans (3 November 2025)

Existing and Proposed Front and Rear Elevations (3 November 2025)

Existing and Proposed North and South Facing Side Elevations (3 November 2025)

Existing Site Plan (3 November 2025)

Proposed Site Plan (2 November 2025)

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