

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	24
Suffix	
Property Name	
Address Line 1	Meadowfield
Address Line 2	
Address Line 3	Wiltshire
Town/city	Bradford On Avon
Postcode	BA15 1PL

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
381848	160913
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Katherine

Surname

Thomas

Company Name

Address

Address line 1

24 Meadowfield

Address line 2

Address line 3

Town/City

Bradford on Avon

County

Country

United Kingdom

Postcode

BA15 1PL

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

1. Proposed Works

This application seeks permission for a first-floor balcony above the existing single-storey rear extension. The proposal includes replacing the current first-floor window with a 2.4m-wide access door of the same width. The balcony will measure approximately 3.5m in width and project around 2m from the rear elevation. It will incorporate suitable external-grade flooring and a compliant balustrade. No increase to the height or footprint of the dwelling is proposed.

2. Planning History / Existing Structure

The proposed balcony will be installed above the existing single-storey rear extension, which replaced a former conservatory on the same footprint. This extension forms part of the established built form of the property. No alterations to the existing extension are proposed as part of this application.

3. Planning Policy Justification

The proposal represents a modest, proportionate addition that integrates well with the existing dwelling. Local residential design guidance emphasises the need for high-quality materials and alterations that respect the host property, and the balcony accords with these principles.

The balcony sits directly above the existing extension and does not increase the dwelling's height or footprint. Its modest scale and appropriate materials maintain a visually balanced rear elevation. The substantial separation distances—approximately 40m to the neighbouring dwelling directly opposite and around 12m to the their boundary—demonstrate that the proposal has been sensitively designed with regard to its surroundings.

4. Privacy and Neighbour Amenity

National guidance states that balcony proposals must be assessed for their impacts on privacy and garden amenity.

The nearest dwelling directly opposite is approximately 40m from the balcony, significantly beyond typical rear-to-rear distances. The nearest garden boundary is approximately 12m from the balcony edge. As the balcony is positioned directly above the existing extension and does not extend further outward, any views will be similar to those already obtainable from the current first-floor window.

The neighbouring property to the side also features a loft extension with higher-level windows. These already provide elevated views across surrounding gardens, meaning the proposed balcony does not introduce any new or materially different overlooking relationship.

Accordingly, the proposal will not result in any unacceptable impact on neighbour privacy, garden use or general amenity and is consistent with national guidance.

5. Summary

The proposal:

- a. Is modest, proportionate and well-integrated
- b. Does not increase height or footprint
- c. Sits above an existing lawful extension
- d. Maintains generous distances to neighbouring dwellings and boundaries
- e. Does not materially increase overlooking
- f. Aligns with national design and privacy guidance

The scheme is therefore considered acceptable in planning terms.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Doors

Existing materials and finishes:

Existing pvc double glazed window.

Proposed materials and finishes:

Aluminium double glazed door.

Type:

Other

Other (please specify):

Balcony flooring

Existing materials and finishes:

N/A

Proposed materials and finishes:

Composite decking.

Type:

Other

Other (please specify):

Ballustrade

Existing materials and finishes:

N/A

Proposed materials and finishes:

Glazed balustrade to be installed on top of Bath stone coping.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

25-SZ-679-BR1-20-00 - Proposed Plans and Elevations - Extension
25-SZ-679-BR1-30-00 - Proposed Section - Extension

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☐ Yes

☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

24 Meadowfield

Address Line 2:

Town/City:

Bradford on Avon

Postcode:

BA15 1PL

Date notice served (DD/MM/YYYY):

01/11/2026

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mrs

First Name

Katherine

Surname

Thomas

Declaration Date

18/01/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Katherine Thomas

Date

18/01/2026