

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09521
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	36 Springfield, Bradford on Avon, BA15 1BB
DEVELOPMENT DESCRIPTION:	Two storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

No.36 Springfield (the 'site') is a residential plot situated on the southern aspect of Springfield cul-de-sac and lies in the western area of Bradford on Avon (designated a Market Town in the Core Strategy).

The site is occupied by a modern dwelling and its associated amenity space. The dwelling is a semi-detached two-story property. It comprises the pitched roof main range and a 1970s two-storey pitched roof side extension which is set back and down from the main range. The external materials of the property comprises reconstituted stone walling and interlocking concrete tile roofing.

The site is surrounded by the following uses:

- North: 38 Springfield (a modern two-storey dwelling).
- East: B3109 Springfield (the primary element of Springfield highway – a marked two-way road with footways).
- South: B3109 Springfield and 34 Springfield (a modern two-storey dwelling).
- West: Springfield (cul-de-sac element of Springfield) and nos. 32 and 34 Springfield (both modern two-storey dwellings).

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

- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Combined Winsley Sites
- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Winsley/Murhill Rift
- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Combined Gripwood Sites
- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Iford Manor
- Within LHS 2km Core Roost Buffer: Belcombe Court
- Within LHS 2km Core Roost Buffer: Carpenter's Shop, Kingston Mills, BoA
- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Bath & Bradford on Avon Bats
- Within area at high risk of flooding from surface water sources.

PROPOSAL

The proposal seeks planning permission for a modest two-storey side and rear extension which partially infills the gap between the side aspect of the main range and the rear aspect of the 1970s side addition. It measures circa 2.1m long by 1.5 wide. Its eaves and ridge measure circa 5.9m and 6.6m above ground level. The proposal also features a very small single storey flat roof element which is of the same length and slightly larger width. The flat roof stands at 3m. The external materials of the extension comprises horizontal timber panelling and concrete roof tiles to match the existing roof covering.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/74/00511/HIS	Alterations and additions	Approved	16/08/1974

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping
- The Bradford on Avon Neighbourhood Plan 2013-2026 (Made October 2017):
 - Policy BE1 (relates to local distinctiveness and sense of place)
 - Policy BE2 (relates to land use efficiency and character of the area)

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24)

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. The following emerging policies are however duly noted:

- Policy 4: Addressing climate change
- Policy 85: Sustainable construction and low carbon energy
- Policy 98: Ensuring high quality design and place shaping

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)

CONSULTATION RESPONSES

Bradford on Avon Town Council: No objection.

REPRESENTATIONS

Bradford on Avon Preservation Trust: No objection.

No other third-party comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development 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 listed 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.

Policy BE1 of the made Bradford on Avon Neighbourhood Plan states that development should reinforce local distinctiveness, help create a sense of place and respond positively to its immediate and wider context, including in respect of materials palette.

Policy BE2 states that development should make efficient use of land and respect the character of the area.

The proposed extension comfortably infills the gap between the main range and the side addition. While its eaves are slightly above those of the existing dwelling, as a result of its modest scale and visually soft timber wall panelling, the extension reads as secondary and subservient to the host dwelling. Its architectural form, style and roof materials reflect that of the host dwelling which is appropriate. The proposal therefore complies with the design principles set out in Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan, Neighbourhood Plan Policies BE1 and BE2 and the Design Guide

Residential 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.

By virtue of its siting away from neighbouring properties and modest scale, it would have no significant additional impact on the residential amenity of users of the neighbouring properties. Moreover, it would retain a sufficient level of amenity space for the host dwelling. The proposal therefore achieves an acceptable standard of residential amenity in accordance with Core Policy 57(vii) and the Wiltshire Design Guide.

CONCLUSION

Having regard to its appropriate siting, modest scale and sympathetic architectural form, style and materials palette, the proposal is considered to be acceptable in respect of design, residential amenity and all other matters. It therefore complies with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, Bradford on Avon Neighbourhood Development Plan, NPPF and the 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 Plan, ref: A17 25 38 S01
- Proposed Block Plan, ref: A17 25 38 P01
- Proposed Floor Plans, ref: A17 25 38 P02 Rev A
- Proposed Elevations, ref: A17 25 38 P03

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.