

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09698
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	49 Palairret Close, Bradford On Avon, BA15 1US
DEVELOPMENT DESCRIPTION:	Proposed First Floor Extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

49 Palairret Close (the 'site') is a residential plot situated off one of the northern cul-de-sac of Palairret Close and lies in the southern area of Bradford on Avon (designated a Market Town in the Core Strategy).

The site is occupied by a modern semi-detached dwelling and its associated amenity space. The dwelling comprises the main pitched roof range and an adjoining pitched roof side addition that is single storey at the site frontage and increases to two storey at the rear (reading as a catslide-style roof form). The external materials of the property comprises reconstituted stone walling and interlocking concrete tile roofing.

The site is surrounded by the following properties/land uses:

- North: 51 Palairret Close (a modern semi-detached two-storey dwelling forming a pair with no.49).
- East: Palairret Close (an access forecourt connecting to the public highway).
- South: The rear gardens of 45 and 47 Palairret Close (a pair of modern semi-detached two-storey dwellings).
- West: The rear garden of 43 45 and 47 Palairret Close (a modern detached two-storey dwelling).

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

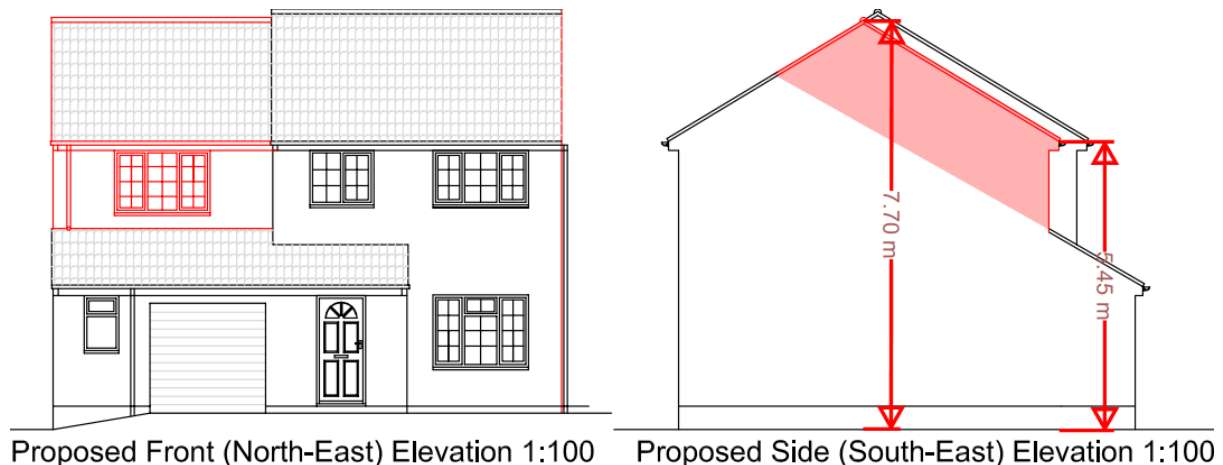
- Tree Preservation Order (TPO) Oak tree TPO/2025/00011 within circa 5m of host dwelling frontage.
- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: Combined Winsley Sites
- Within Bath & Bradford on Avon Bat Special Area of Conservation GHS 4km Core Roost Buffer: 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.

PROPOSAL

The proposal seeks planning permission for a modest first floor side extension above the existing side addition, increasing the addition to two-storeys. Revised plans have been provided which slightly reduced the scale of the extension to appear as more secondary and subservient to the main range.

The revised proposed extension would increase the ridge height of the side addition as shown below and introduce new front elevation eaves measuring circa 5.45m above ground level (see diagram below). The extension is set in from the front elevation by circa 0.5m and set down from the main range roof by 0.2m. The external materials of the proposed matches the reconstituted stone walling, concrete tiling roofing and uPVC window units of the existing dwelling.



PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/76/00231/HIS	Phase 3 and 4 Residential Development. (Approval of matters reserved)	Withdrawn	27/04/1976
W/76/00784/HIS	Outline for residential development	Approved	07/03/1977
W/77/00819/FUL	Proposed erection of 31 dwellings	Approved	03/03/1978
W/85/01179/FUL	Extension	Approved	26/11/1985

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
- West Wiltshire District Plan (Adopted June 2004):
 - Saved Policy C40: Tree planting
- 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):
 - 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.

Bradford on Avon Preservation Trust: No comment.

Wiltshire Council Highways Department: Initially requested amended plans, updated to specify no objection.

Wiltshire Council Arboricultural Officer: No objection, subject to a planning condition: to protect the Oak tree at the front of the property.

Crown lifting works may be required to facilitate the delivery of materials. As the tree is protected, and as the road is unadopted, permission from the Local Planning Authority is required to ensure that the proposed crown works are appropriate and carried out by a qualified arborist. It should be noted that this application could take up to 8 weeks to process, and a decision shall need to be issued prior to the crown works being carried out.

REPRESENTATIONS

No 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
- Neighbouring amenity
- Trees

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 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 represents a modest increase in scale that is proportionate to the host dwelling. By virtue of its 0.5m set in and 0.2m set down from the main range, it reads as a secondary and subservient addition. Its form, style and materials matches 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.

Neighbouring 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 Council's 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 obtrusive to neighbouring properties.

The existing side addition of no.49 is about 11m from the rear elevation of no.47 and is set on slightly higher ground. The Wiltshire Council Design Guide does not set any standards for a back-to-side relationship (including for blank side elevations) and applying the 20m back-to-back standard would be disproportionate in this instance given the less sensitive nature of a back-to-blank side wall relationship. However, there are multiple examples of similar best practice guidance advocating for a minimum back-to-blank side wall separation of 10-15m. Having regard to these general standards, the 11m separation and very modest nature of the proposed extension, it is considered that this proposal would maintain the daylight and outlook of no.47 to an acceptable degree. Furthermore, having regard to the northwestern siting of no.49 in relation to no.47, the proposal would have a negligible impact in respect of sunlight.

While the proposal does not feature any side windows and thereby safeguards the privacy of no.47, officers consider that the future introduction of any clear side windows is likely to result in a detrimental loss of privacy. As such, a condition is recommended that partially removes Part 1, Class A permitted development rights relating to the introduction of fenestration on the southeast side elevation (see condition 5).

By virtue of its siting away from other neighbouring properties and modest scale, the proposal would have no significant additional impact on the residential amenity of any other user of all other neighbouring properties. The proposal therefore achieves an acceptable standard of residential amenity in accordance with Core Policy 57(vii) and the Wiltshire Design Guide.

Trees

Saved Policy C40 states that trees of visual amenity value will be retained, particularly within conservation areas. The policy requires the replacement of protected trees with new specimens of an appropriate size and species in the immediate locality.

As noted by the Tree Officer, the site frontage lies within close proximity of a protected Oak tree and that, while the extension itself would not impact the Oak, there is potential for the tree to be impacted by the construction process. The Tree Officer recommends a precautionary condition is in order to safeguard the tree which has been added to the condition list below (see condition 4). Subject to the proposal being implemented in accordance with this condition, it is considered to comply with Saved Policy C40.

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, trees and all other matters. It therefore complies with the aforementioned sections and policies of the Wiltshire Core Strategy, West Wiltshire District Plan, 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, Proposed Floor Plans and Existing and Proposed Elevations ref: AH2025/89 sheet 1 of 2 (dated: 15th January 2026)
- Existing Floor Plans and Proposed Block Plan ref: AH2025/89 sheet 2 of 2 (dated: 15th January 2026)

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.

4. No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained tree(s) or hedgerow or adjoining land. No concrete, oil, cement, bitumen or other chemicals shall be mixed or stored, and no workers compounds/facilities or heavy machinery will be located or stored, within 10 metres of the trunk of any tree(s) or hedgerow to be retained on the site or adjoining land.

REASON: To ensure the retention of protected trees on/off site, in the interests of visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification),

no development within Part 1, Class A specifically relating to alterations involving the insertion of new windows on the southeast side elevation shall take place on the existing dwellinghouse.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for new fenestration on the southeast elevation.