

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09821
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	112 Downs View, Bradford on Avon, BA15 1PW
DEVELOPMENT DESCRIPTION:	Single storey rear extension and new front porch, with new external terrace and associated landscaping works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a replacement single storey porch on the front elevation and a replacement single storey rear extension. Some landscaping works would also be undertaken within the applicant's private residential rear curtilage.

SITE DESCRIPTION/CONTEXT

This application relates to a semi-detached dwelling, 112 Downs View, located within an established residential area in Bradford on Avon. The host dwelling benefits from an off-road parking area to the front elevation. The surrounding properties are all similar in style comprising of semi-detached pairs and terraced properties.

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

PLANNING HISTORY

Proposal / Summary

W/75/01069/HIS Extension to existing dwelling – Approve

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 51 – Landscape

Core Policy 57 - Ensuring High Quality Design and Place Shaping

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)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Bradford on Avon Town Council: No objection

REPRESENTATIONS

Bradford on Avon Preservation Trust – No comment.

A neighbouring occupier has raised concerns that the rear extension (alongside the existing conifers that sit on the common shared boundary) will introduce some overshadowing to their rear garden. The points raised will be appraised within the officer report below.

The points raised in relation to the overshadowing experienced by the existing conifers on the common shared boundary will not be appraised within this planning judgement. However, this matter could be investigated through The Council's planning enforcement team.

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

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 single storey porch would be erected centrally on the front elevation, replacing an existing porch building, and would consist of a hipped roof form sitting at a maximum height of 3.8m extending over a footprint of 5m². A window would be positioned on the front west elevation and the pedestrian door positioned on the south elevation.

To the rear the extension would replace an existing rear extension, extending over a footprint of 25m² employing a hipped roof form sitting at a maximum height of 4.2m. Two windows would be positioned on the rear elevation with patio doors inserted on the south side elevation accessing the applicant's private residential rear curtilage.

Single rooflights would be inserted on the north and south roofscape, to illuminate the internal area.



Proposed front (left) and rear (right) elevation

The applicant seeks to render the external elevations of both extensions with white render and use matching roof tiles and fenestration similar to existing, which would ensure the proposal would integrate into the surrounding setting and existing street scene.

Some landscaping works would also be undertaken within the applicant's private residential rear curtilage, which raise no concerns.

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 adjoining neighbour whilst not objecting to the scheme, has raised concerns that the proposed rear extension would introduce some overshadowing to the rear elevation of their property No.114 Downs View, and this is duly noted.

The extension would extend over the footprint of existing built form and would sit at a maximum height of 4.2m (of the hipped roof design) with the eaves sitting at a height of 2.7m directly adjacent to the common shared boundary. Officers acknowledge that there would be some overshadowing experienced by the proposal, however it also worth acknowledging that a

degree of overshadowing already exists created by the host property at No.112 and the existing rear extension.

The proposed extension would cast a shadow across the property at No.27 at certain times of the day and year (depending on the sun's orbit position and angle). The case officer has tested the likely shadow to be cast by the proposed 4.2m high rear extension by inputting the application site and proposal details into the 'SunCalc' website tool which can be interrogated by adjusting the time of any day of the year to appreciate when and to what extent a shadow may be cast.

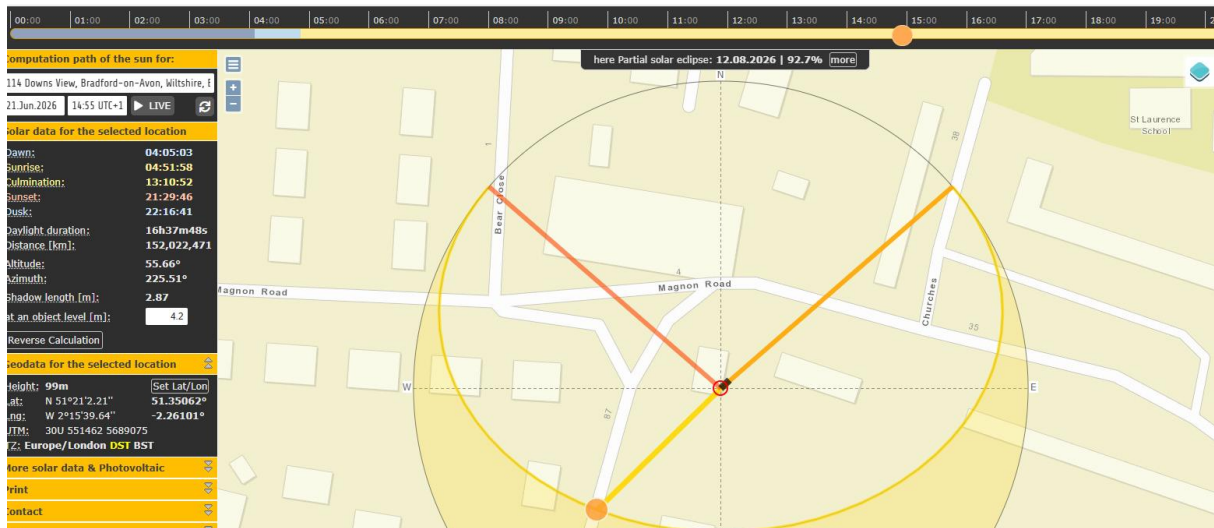
It is however imperative that as part of this appraisal, due cognisance is given to the existing built development on site and within the immediate environs since these will cast a shadow of their own and in terms of this application, the existing dwelling at 112 will cast a far more extensive shadow across to the neighbouring property and plot than the single storey extension being proposed here.

Having said that as illustrated by the SunCalc snip insert below, the extension would create a degree of overshadowing for a limited part of the day, but crucially, the impact would be limited and would not be substantive to justify a refusal of planning permission.

This is illustrated by an extract reproduced below which is produced from the 'SunCalc' website – which is considered a useful tool in terms of appreciating the potential impacts of a development. It is however important not to rely solely on the web tool site, but instead to impart some planning judgement based on the specific site circumstances and appraising the existing neighbouring area as part of a holistic planning assessment.

For the avoidance of any doubt, the extract is represented by a red circle positioned at the rear of No.112 where the highest point of the roof of the proposed extension would be constructed with the approximate height of the extension identified as the object of the shadow cast test. Each extract can be manipulated online to reveal the effects at different times of the day.

The extract below for the summer solstice reveals that around 2pm, there would be a degree of overshadowing across to No. 114 (depicted by the black line extending beyond the red circle). As the day passes into mid-afternoon the direction of the sun's shadow moves further north-east then eastwards and the effect on No. 114 decreases with every minute/hour and by 3pm the adjoining property would not experience any overshadowing. Officers are satisfied that the effect of the development on the neighbouring property at No.114 would therefore be nominal and acceptable.



Officers have also appraised the application against the 45 degree 'test', which also helps to test a proposed development affecting neighbouring properties. The 45-degree test works for extensions that are perpendicular to a window in a neighbouring property. This test is suited to residential dwellings where occupants have a reasonable expectation of daylight.

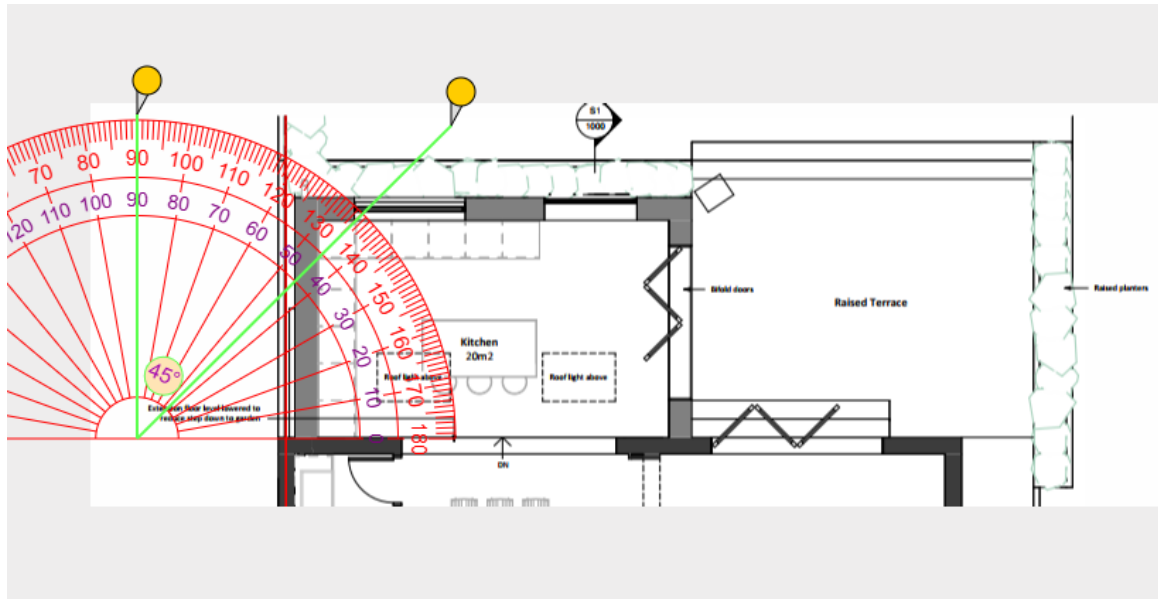


Rear elevation of No. 112 with the patio doors of No. 114 shown adjacent

A centre line was marked on the plan of the neighbouring window and to create a 45-degree line, to establish if the proposed extension would satisfy the 45-degree test wholly or in part. On the next page, the 45-degree test is illustrated with the line taken from the centre of the patio doors at No. 114 Downs View.

The extract below reveals that the rear extension would breach the 45-degree test but only marginally and in recognition the proposal would have a similar eaves height and a pitched roof that would splay away from the neighbouring property the marginal breach of the 45-degree test is not fatal to the application assessment.

The proposed development would not result in a substantive overbearing effect on the immediate neighbour or loss of light to warrant the refusal of the application.



Officers are also satisfied that the proposed height and projection of the rear extension would not lead to significant overbearing or detriment to No.114 Downs View.

The proposed windows on the rear extension would not result in substantive neighbouring harm compared to the pre-existing arrangement.

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

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy 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 proposed development.

The proposed development comprises small scale residential development consisting of limited built form close to the existing dwelling. Given the established high density urban residential nature of the location, it is considered highly unlikely that any bats would be affected and 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.

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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 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:

Existing Floor Roof & Section Plans DWG No 0100
Site Location and Site Plans DWG No 0010
Proposed Elevations DWG No 2000
Existing Elevations DWG No 0200
Proposed Floor Roof & Section Plans DWG No 1000
All Plans Received 17.12.2025

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

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.