



Monday 9th March 2026

This planning statement relates to a house holder planning application at the following address;

1A Church Acre, Bradford on Avon, BA151RL

Application Principle

The application and statement seek to allow for the removal of an existing conservatory and replacement within the same footprint of a single storey extension. The application also seeks to grant permission for an additional dormer window to the rear of the house. Consideration has been given to the following relevant planning designations and constraints, Core Policies.

Constraints

Bradford on Avon 'Made' Neighbourhood Plan
Bath BoA Bat SAC GHS 4km Core Roost buffer
Bradford on Avon Settlement Framework
Low risk of flooding from surface water

Relevant Planning Policies:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this pre-application enquiry are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

Supplementary Planning Document:

National Planning Policy Framework
Planning Practice Guidance
Wiltshire Design Guide

Emerging Policy – Wiltshire Local Plan Review

The Council's draft Local Plan is at the examination stage with the Planning Inspector and is a material consideration which carries limited weight at this stage.

Principle of Development

Wiltshire Core Strategy Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) set out the spatial strategy for sustainable development across Wiltshire. These policies direct new development to the most sustainable locations, primarily within the limits of development of market towns, local service centres, and large villages. Proposals outside these limits are generally only supported in exceptional circumstances.

It is considered that due to the application being a house holder application that the principle of development is not a matter for detailed assessment, because the residential use of the site is already established and the proposal usually involves minor works within the curtilage of the lawful dwelling.

Design and Impact on Character and Appearance of the Area

Policy CP57 of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings. Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments

Amenity.

Policy CP57 also includes a requirement that development should ensure a high standard of amenity for existing and future occupants (point vii). This includes safeguarding privacy, outlook, natural light, and protection from noise, disturbance, and overbearing harmful effects to neighbours.

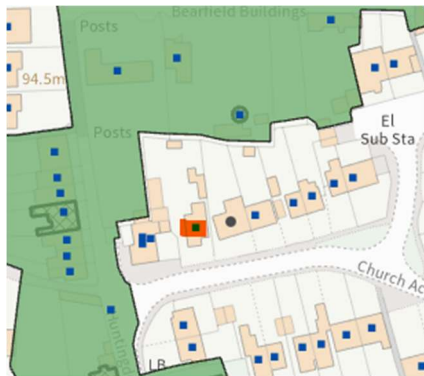
In this instance the development would consist of a replacement single storey extension within the confines of the established residential curtilage, at ground level. The proposal would look out onto its rear aspect, facing an existing structure already located within the rear garden area. Consequently, for such reasons, it is appraised that there would be minimal impact, if any, to the immediate neighbours at numbers 1 and 28/28A.

The application site is separated from other substantial residential development and the scale and build form of the proposal appears unlikely to produce any impact considered to be overbearing or harmful to any adjacent land or neighbours. It is therefore considered that the

proposal is in accordance with the relevant details of Core Policy 57 and other relevant National Policy.

Heritage Impact

The proposed site falls just outside Bradford on Avon Conservation Area, as shown below in the plan snippet;



Highway Safety and Parking

Policies CP60 to CP64 set the transport and accessibility framework for development in Wiltshire. Proposals must provide safe and suitable access for all users and should not have a severe impact on the transport network. Adequate parking, turning space, cycle storage, and accessibility for waste collection should be incorporated in line with Wiltshire's adopted car parking strategy.

The proposal does not introduce any additional bedrooms to the property, nor does it include any alteration to the existing parking and access arrangements, to the residential site, thereby negating any such highway concerns.

Ecological Impact

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats and provide net gains in biodiversity wherever possible. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG). 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.

The site is located within the area designated by the Bath & Bradford on Avon Bat SAC, however, due to the limited extent of the proposed works that are to be carried out in areas of existing hardstanding and residential garden and that the demolition works relate to a conservatory which is unlikely to provide any nesting or roosting opportunities, it is appraised that there would be a low likelihood of impact to protected species or biodiversity.

Drainage and Flood Risk

Policy CP67 aligns with national policy (NPPF, paras 159–169) and requires that development avoids increasing flood risk on-site or elsewhere, whereby it is noted that the site is in a low risk area for surface water flooding.

Biodiversity Net Gain

As mentioned above, 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. Therefore, Biodiversity Net Gain does not need to be addressed in any subsequent planning application for householder development.

Conclusion

The proposals comply with all of the relevant criteria outlined above and as such approval should be granted.