

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00832
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Fieldins, Winsley, Bradford On Avon, BA15 2JU
DEVELOPMENT DESCRIPTION:	Demolition of the existing conservatory and replace with a single-storey extension and single storey side extension with internal layout changes and associated works
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a two storey, detached dwelling within an area of modern expansion of Winsley, so characterised by shared design, materiality and modern road layout.



Location Plan and Google Earth Street View

The application site is distanced from the Winsley Conservation Area or any listed buildings. It is within buffer zones of various bat roosts and the SAC.



Existing and Proposed Site Plan

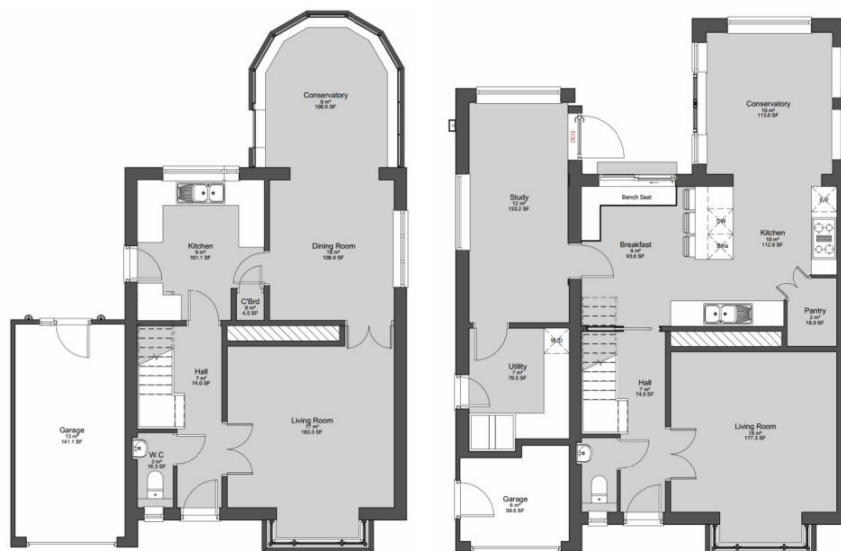
PROPOSAL

The proposal seeks planning permission for:

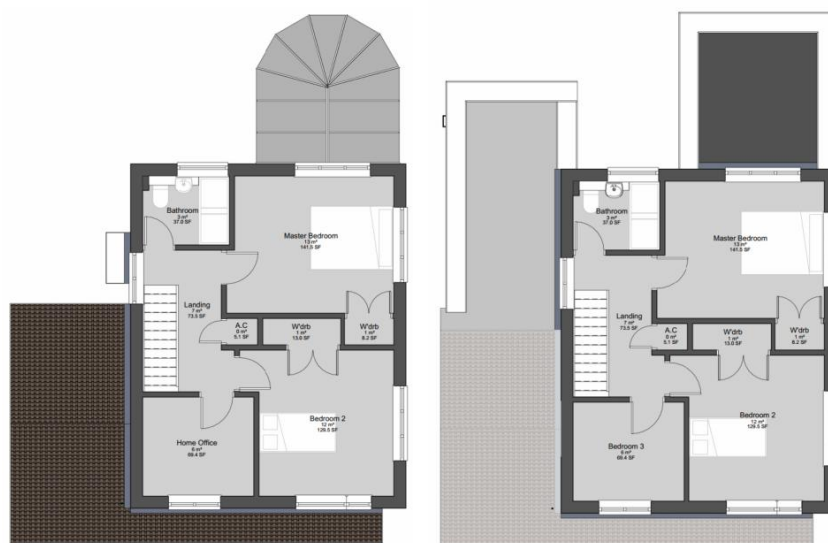
- Demolish an existing conservatory

- Replace with a single storey rear extension, approx. same footprint and roof height
- Erect a single storey side extension – effectively extending the garage to create a 3rd reception room,
- Internal reconfiguration and associated works to include:
 Reduction of garage to an external store room and utility, accessed via the side extension,
 Retain garage door despite only being an outdoor store, no longer a garage,
 Retain pitch of garage with flat roof junctioning to rear,
 Knock through to create an open-plan kitchen/dining/living space, retaining only the front living room and hallway as unaltered spaces
 Reduced fenestration overall by removal of conservatory
 Removed kitchen window on northeast/side elevation
 Larger window by bench seat of breakfast room

Proposed materials include reconstituted stone and white uPVC windows/doors to match existing, and a flat EPDM roof behind a parapet.



Existing and Proposed Ground Floor Plans



Existing and Proposed First Floor Plans



Existing and Proposed Front Elevation – no change



Existing and Proposed Rear Elevation



Existing and Proposed Side Elevation



Existing and Proposed Side Elevation



Rendering of Rear Elevation

PLANNING HISTORY

None.

RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping

Winsley has a designated Neighbourhood Plan area, but no made plans as yet.

CONSULTATION RESPONSES

Winsley Parish Council: No objection.

Highways: No objection.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Principle of Development:

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The proposal comprises development to an existing residential property set in an established residential area within the settlement boundary of Winsley. The proposal is wholly within the residential curtilage, and as such, the principle of development is acceptable subject to the following considerations.

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 Visual Impact:

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 proposed replacement of a conservatory with a rear extension is a welcome improvement upon the existing arrangement, materially, by design and improved thermal efficiency.

The proposal would not alter existing building lines, projecting in line with existing elevations. Proposed materials would match the existing host dwelling so ensuring successful integration.

A flat roof form is a new introduction but would create a simple profile to not challenge the host dwelling and the two extensions together would ensure symmetry and reduced visual clutter to the existing conservatory.

The two extensions would create a small external space between which is a little clunky and will mean the need for lighting in the kitchen but is not a reason for refusal.

The proposals entail no visual impact to the front elevation meaning no impact to the streetscape and wider character of the area.

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 proposal would not project further than existing building lines, and as single storey extensions are proposed, this would not translate to concerns over massing or overbearing.

To clarify further, immediate neighbour no.5 to the southwest, besides the existing garage, is approx. 2m from the side elevation of the subject dwelling. The proposed side extension would not alter this existing gap.

The garage ridge height is 5m, with the proposed flat roof of the side extension would be 3.2m.

The proposed side extension would project 6m into the rear garden, translating as 2.5m further than the rear building line of no.5. The two dwellings are well aligned, meaning that this side extension, all single storey, at a height lower than the existing garage, would not create concerns with overbearing or massing.

The replacement rear extension, of comparable dimensions to the existing conservatory, and both being 3.2m high, would likewise cause no concerns with overbearing or massing.

The proposal would see additional clerestory windows on both side elevations, but at a height to not impact privacy.

The two new doors on the southwest elevation are to uninhabitable spaces and likewise cause no concerns.

The proposed study would include a new window facing no.5 but any impact to privacy can be easily managed by standard boundary treatments.

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

Highways Impact:

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

As per the Highways Officer comment, the property is to remain 3 bedroomed, and although the garage is proposed to be partially converted so removing this parking provision, the drive has already been extended to provide 2 off street parking spaces which would ensure that Wiltshire's current parking standards would continue to be met. However, the dropped kerb has not been extended to access the second space fully which may lead to the kerb and footway being damaged by vehicles bumping over it, therefore this would need dropping so the dropped kerb extends fully across the 2 parking spaces.

The proposal is considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 proposals pose no loss of biodiversity, and the application does not meet the threshold set out in legislation to demonstrate BNG.

The application site is not subject to any statutory or non-statutory ecological designations, but is within the buffer zone of the Bath and Bradford on Avon Bat SAC. All UK bat species are protected by European and UK legislation; the Conservation of Habitats and Species Regulations and the Wildlife and Countryside Act. Considering the scale and form of proposed development, as a first floor extension to an existing ground floor inhabited structure, within a suburban area, as such the scale and nature of development is such that significant impact in respect of protected species can be ruled out. No substantive ecology impact is therefore raised and as such the proposal does not meet the threshold for a habitat regulations assessment.

An informative is included as a precautionary measure, raising the profile of the Bat SAC, including that if any evidence of bat activity is detected, that the applicant should follow the advice of a professional ecologist or contact Natural England.

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 highway safety, or 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.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

