



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/00802
Decision Date: 02/04/2026

Applicant:	Mrs Kara Gonzalez 32 Huntingdon Rise, Bradford On Avon, Wiltshire, BA15 1RJ
Particulars of Development:	Proposed garage conversion and new build detached garage
At:	32 Huntingdon Rise, Bradford on Avon, BA15 1RJ

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The proposed garage involves a change in land level and the application fails to provide any existing and proposed site sections or any other ground level information. In the absence of such information, the submitted plans do not provide clear and accurate drawings which provide visual clarity about the design of the development. The application therefore fails to meet the requirements of paragraph 140 of the NPPF which seeks to ensure sufficient clarity and certainty in approved plans.

Refusal Reason

- 2 By reason of its prominent siting and overall scale, the proposed garage would fail to respond positively to the character, context and distinctiveness of the host dwelling and its setting. The development would appear incongruous and overly dominant within the streetscene, resulting in harm to the visual amenity of the surrounding area. The proposal is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy, draft Policy 98 of the emerging Wiltshire Local Plan, Policies BE1 and BE2 of the Bradford on Avon Neighbourhood Plan, the Wiltshire Design Guide, and section 12 of the National Planning Policy Framework, and the National Design Guide which collectively seek to ensure high-quality design that respects local character and integrates appropriately with its surroundings.

Refusal Reason

- 3** By reason of its close proximity to the historic drystone boundary wall, its prominent siting and overall scale, the proposed garage would result in a low to moderate level of less than substantial harm to the significance, character, appearance and setting of the adjoining grade II listed cottages and the Bradford on Avon Conservation Area. No such heritage justification has been provided, nor has any public benefit been demonstrated that would outweigh the identified harm. The proposal therefore fails to conserve or enhance the historic environment and is contrary to sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy, draft Policies 98 and 99 of the emerging Wiltshire Local Plan, Policies BE1 and BE2 of the Bradford on Avon Neighbourhood Plan, the Wiltshire Design Guide, and section 16 of the NPPF.

Refusal Reason

- 4** By reason of the immediate proximity of the proposed garage to protected trees of visual amenity value within the Conservation Area and the absence of essential details regarding construction methods, foundations, excavation and arboricultural impacts, the proposal presents a high likelihood of causing harm to these protected trees and, by extension, the Conservation Area. Given the high likelihood of harm and the absence of necessary arboricultural information, the development is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy, draft Policy 98 of the emerging Local Plan, and Saved Policy C40 of the West Wiltshire District Plan, which collectively seek to retain natural features including trees of visual amenity value, particularly within conservation areas.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a householder planning decision: Overview - GOV.UK \(www.gov.uk\)](#)).