

HOUSEHOLDER PLANNING APPLICATION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01328
APPLICATION TYPE:	Householder
SITE ADDRESS:	9 Dane Rise, Winsley, Bradford on Avon, BA15 2NB
DEVELOPMENT DESCRIPTION:	Proposed two storey side and single storey rear extensions; loft conversion.
RECOMMENDATION:	Approve with Conditions.

PROPOSAL

The proposal seeks planning permission for the construction of a two-storey side extension and for the siting and construction of a single storey rear extension. The scheme would also convert the attic space for useable space with the inclusion of a number of roof lights. A replacement front porch is also proposed.

SITE DESCRIPTION/CONTEXT

The site consists of a two-storey semi-detached house located within the Large Village of Winsley and located within an established residential area. The principal dwelling is constructed from reconstituted stone with concrete roof tiles, with the proposals proposing to have matching materials. The location is not within a Conservation Area and lies outside the southern fringes of the Cotswold National Landscape Area.

RELEVANT PLANNING HISTORY

Proposal / Summary
20/11280/FUL Demolition of existing rear extensions. Construction of wrap around side / rear extension, two storey front extension and loft conversion. Approved.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Cotswold National Landscape (Outside of southern fringes) & Special Landscape Area

Winsley emerging Neighbourhood Plan (Status: Designation of Winsley Neighbourhood Area)

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

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

National Design Guide

Emerging Wiltshire Local Plan:

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

CONSULTATION RESPONSES

Winsley Parish Council: No objections.

REPRESENTATIONS

Two emails of response received supporting the planning application.

PRINCIPLE OF THE PROPOSAL.

The principle of the proposed scheme is considered to be acceptable for the reasons as discussed below.

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).

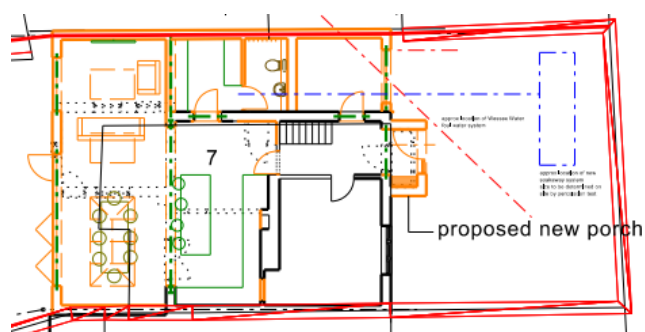
Design and Impact upon the upon the character and context of the area

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.

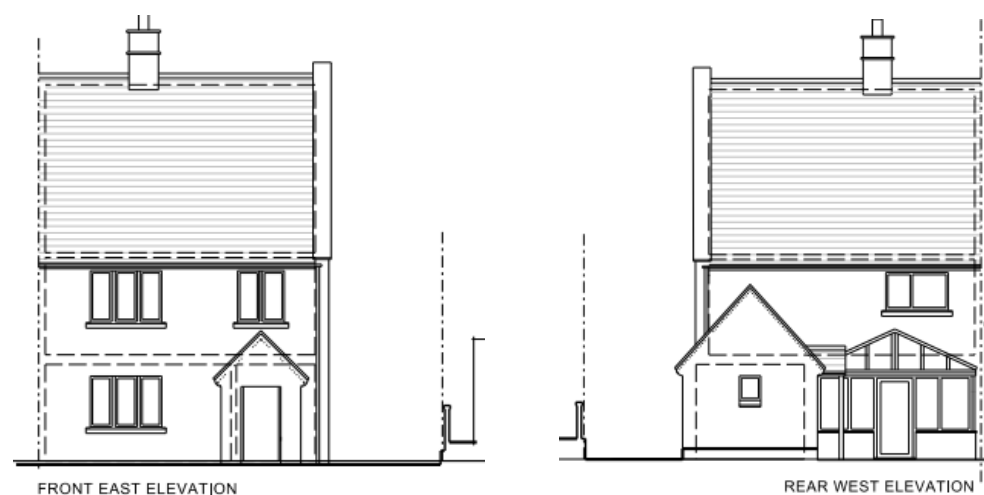
The proposals can be viewed within the plan snippets taken from the submitted plans:



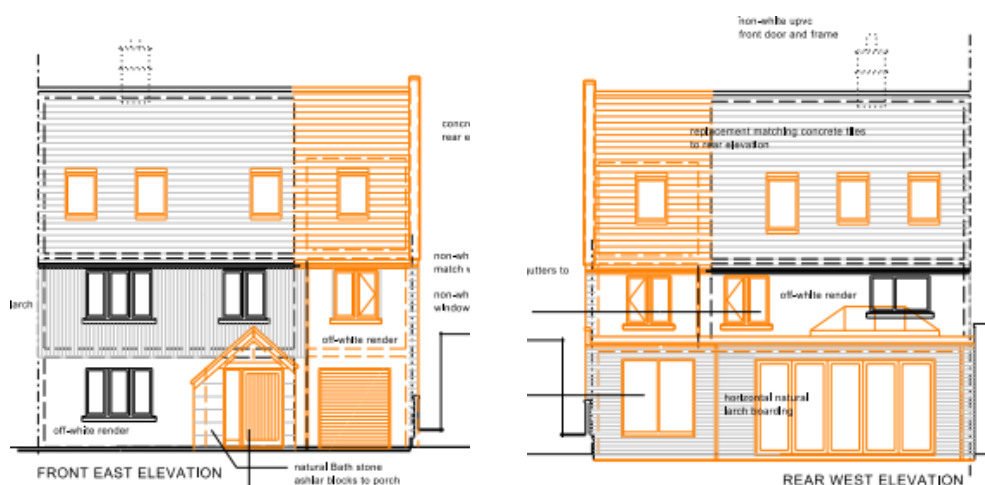
Location Plan



Proposed Site Plan



Existing front & rear elevations.



Proposed front & rear elevations.

The proposal would see the construction of a two-storey side extension and single storey rear extension that would in effect be a 'wraparound' type of development, the works would involve the removal of a conservatory and a single storey extension from the rear elevation of the building, which has a pitched roof. A new slightly larger front porch is also proposed. The scheme would have bifold doors leading out onto the site's private residential garden area. In terms of materials, and finishes the scheme would utilise matching reconstituted stone, together with timber cladding, partial off-white render and matching roof tiles.

The principle of this type of extension at this location has been confirmed with a similar previous scheme in 2020 being allowed, with current proposals differing slightly from that as formerly approved. The current scheme would represent a complementary addition to the host dwelling, with the scale and massing of the development proposal being considered commensurate to the size of the property and plot, thereby preserving the character and appearance of the host dwelling. The proposals would be complimentary and sympathetic to the main house and would not appear incongruous or harmful.

Therefore, in summary, 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 main proposed extension would be two storey and would look out onto and face its front and rear garden areas, the building is located in a developed urbanised area where the principle of high level mutual overlooking is an established principal; in this instance however, due to the established fenestration within the building, there would not be the introduction of new overlooking, with the outlook from the high level windows remaining the same. Notwithstanding this, the front facing high level window would serve a bathroom and would be obscure glazed to provide privacy. The proposed rear facing fenestration would serve a bedroom and would offer oblique views across the rear garden area.

Due to the design, location and orientation of the proposals, there would not be any significant harmful overshadowing, overbearing or loss of amenity to the immediate neighbours.

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

Special Landscape Area. The site is located within a Special Landscape Area (SLA), whereby the impact of development on the open nature and character of this land designation is a prime consideration. In this instance however, the immediate locality consists of established residential buildings, therefore it is appraised that the proposal would not harmfully impact on the surrounding open character of the SLA. It is also noted that the site is located nearby but outside of the Cotswold National Landscape Area, whereby for the same reasons the proposed development would not have any harmful impact on this land designation.

Ecology Impact CP50 requires no net loss of biodiversity on site. The site is located within the Bath and Bradford on Avon Bat SAC, whereby, the proposed development because of its minor nature and high-density urban location is considered unlikely to result in harm to bats or their habitat. There is no mechanism for significant effects from recreational pressure since it does not result in the creation of a new dwelling. Accordingly, the proposal is acceptable in this regard. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain. This application is 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, because the proposal is a householder extension.

CONCLUSION

The proposed development is 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, heritage, 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. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: Planning Permission be GRANTED subject to conditions.