

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00466
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	94 Bradford Leigh, Bradford on Avon, BA15 2RW
DEVELOPMENT DESCRIPTION:	Single storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

94 Bradford Leigh is a residential property located off a shared track which forms the eastern aspect of Bradford Leigh (a hamlet located in the open countryside). The site is a large plot that comprises an extended end-terrace cottage, its associated garage and generous garden grounds.

The cottage is a traditional two storey property which forms a short terrace with two other cottages. It has been significantly extended with a front porch and single and two storey side extension added in the 1980s (approved under application W/83/00408/FUL) and a single storey rear extension added in 2013 (approved under application W/13/01021/FUL). Through these extensions, the size of the original building has been increased approximately 133%. The property maintains some elements of its historic character, including its main range form, rubble stone walling and dressed window surrounds, though its historic roof and windows have been replaced with concrete tiles and uPVC units respectively. A detached garage was also added in the early 1990s (approved under application W/91/00806/FUL).

The site and its surroundings are subject to the following constraints/designations:

- **Green Belt:** Site lies within the Green Belt
- **Heritage:** Site is located circa 70m north of the grade II listed 102 Bradford Leigh.
- **Ecology:** Site lies within the 4km buffer of the Bath & Bradford on Avon Greater Horseshoe Bat Special Area of Conservation (SAC).

PROPOSAL

The proposal seeks householder planning permission for a replacement porch. Revised plans have been submitted which now propose a smaller-scale porch incorporating a short canopy. The revised porch measures circa 2.3m deep and 4m wide, with 2.7m high eaves and a 3.3m high ridge and the canopy projects circa 0.9m. The structure would be constructed in rubble and dressed stonework, with roof tiles to match the existing dwelling.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/83/00408/FUL	Renovations and extensions to cottages	Approved	05/07/1983

W/91/00806/FUL	Erection of garage	Approved	13/08/1991
W/94/00919/FUL	Change of use of agricultural land to residential including extension to existing dwelling	Approved	08/09/1994
W/13/00128/FUL	Single storey rear extension	Refused	17/04/2013
W/13/01021/FUL	Single storey rear extension	Approved	01/07/2013

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (WCS, adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping

Material Considerations (Policy):

- National Planning Policy Framework (NPPF, revised December 2024)
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 13. Protecting Green Belt land
- Wiltshire Local Plan Submission Draft 2020-2038 (WLP, Regulation 24): 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.

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)

CONSULTATION RESPONSES

South Wraxall Parish Council: No objection.

Wiltshire Council Ecology: No objection.

REPRESENTATIONS

One comment was received from a neighbour confirming they have no objection.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Green Belt
- Design
- Neighbouring amenity
- Other matters

Green Belt

There are no relevant Development Plan policies relating to the Green Belt.

Paragraph 153 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSCs, which are not relevant in this case).

Paragraph 154 states that development in the Green Belt is inappropriate unless an exception applies, including (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

It was reported in the Officer Delegated Report of refused application W/13/00128/FUL that: *"The proposed scheme involves increasing the size of the dwelling by an additional 22%. This together with the existing extensions would result in a cumulative increase of approximately 142% from the original size of the building... Although this would only be an increase of approximately 22%, when compared with the size of the existing dwelling, it is nevertheless a substantial increase when considering the size of the original building."* The extension subsequently approved under application W/13/01021/FUL was smaller, representing a circa 13% increase, though when considered together with the other extensions, it resulted in a cumulative increase of approximately 133% above the original size of the building.

The proposed porch would further increase size of the building, albeit by only 1.8sqm (equivalent to 1.5%). In ordinary circumstances, a cumulative increase of 134% above the size of the original building would be considered wholly disproportionate. However, in this instance, officers consider that the massing proposed (comprising a modest lean-to form with a forward projection), helps to break up the scale of the replacement porch and, in so doing, it remains comparable to the size of the existing porch. Consequently, the proposal complies with exception (c) and therefore comprises appropriate development in the Green Belt in accordance with section 13 of the NPPF.

Design

WCS Core Policy 57 requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

The proposed porch would be single-storey in scale with a modest footprint of approximately 9 square metres, representing an increase of only 1.8 square metres over the existing structure. Its lean-to form, together with the modest forward projection and canopy, serves to break down the massing of the structure and results in a visually lightweight addition. As such, the porch would appear proportionate and complementary to the modest scale of the host dwelling. The proposed palette of materials, reflecting the existing stonework and roof tiles, is also considered appropriate and acceptable in this context.

Having regard to the above, the proposal is subservient to and respects the appearance and character of the host dwelling. It is therefore of an acceptable design quality and, as such, complies with WCS Core Policy 57 and the Wiltshire Design Guide.

Neighbouring Amenity

WCS Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.

The replacement porch would be positioned further from the neighbouring property than the existing structure. It would not breach a 45-degree horizontal line taken from any habitable room windows serving the neighbouring dwelling and thus would not give rise to any notable loss of daylight, nor would cause any notable overshadowing. Furthermore, the proposal would not restrict outlook or result in overlooking. The proposal therefore safeguards the natural lighting, privacy and outlook of the neighbouring properties and also maintains sufficient amenity space for the host dwelling in accordance with Core Policy 57 and the Design Guide.

Other Matters

Ecology: For clarification, the Council ecologist confirmed they have no objection to the proposal and householder planning applications are exempt from the requirement to deliver

Biodiversity Net Gain. The proposal is therefore considered acceptable in respect of the relevant ecology policies.

CONCLUSION

The proposed replacement porch is a modest addition which is of a comparable scale to the structure it replaces. It is proportionate to the host dwelling, complements the traditional cottage character of the host dwelling and safeguards the residential amenity of the site and surrounding properties. Consequently, the proposal complies with the aforementioned sections, policies and guidance of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, Wiltshire Design Guide and the NPPF. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be APPROVED, subject to the following 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 strict accordance with the following approved plans and documents:
 - Site Location Plan and Proposed Block Plan, ref: 1025-03 rev D
 - Proposed Floor Plans, Elevations and Wall Section, ref. 1025-02 rev G

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved documents.

REASON: In the interests of visual amenity and the character and appearance of the area.