

Development Management, Economic Development and Planning,
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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	26
Suffix	
Property Name	
Address Line 1	Winsley Road
Address Line 2	
Address Line 3	Wiltshire
Town/city	Bradford On Avon
Postcode	BA15 1QS

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
382446	161326
Description	

Applicant Details

Name/Company

Title

First name

katharine

Surname

defrance

Company Name

Address

Address line 1

26 winsley road

Address line 2

Address line 3

Town/City

bradfrod on avon

County

Country

GB

Postcode

BA15 1QS

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

We live in what was once a 1920s bungalow on Winsley road Bradford on Avon. In the 1980s the house was extended out the back adding a kitchen, sitting room and utility room. They also added on a conservatory. In the 2000s the previous owners extended into the roof making one large bedroom, a bathroom and a smaller bedroom. We would like to apply for permission to change three aspects of the current house.

1. Some small internal changes, which are in the plan but I think don't need formal planning permission.
2. A first floor extension out over the 1980s extension which has a flat roof. The plan has four bedrooms upstairs (we are a family of five) and move the bathroom - which currently doesn't function well as it is not stacked above the bathroom below. Three of the bedrooms would be considered to have double bedroom dimensions, the smaller bedroom having singleroom dimension.
3. Replace the conservatory that is too hot to use in summer and too cold in winter! We would keep the width of the floor plan but increase the depth from 250 cm to 380cm. Then adding a raised terrace to surround this new garden room.

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Currently the front of the house has ceramic tiles which rises over a pitch roof and continues to the back of the house. At the back of the house there is also a flat roof of built up felt.

Proposed materials and finishes:

In the proposal the current flat roof would be built upon and be roofed itself with EPDM black rubber.

Type:

Walls

Existing materials and finishes:

Currently the front and sides of the house are built in sandstone. The dormer that was added to the back has red/orange hanging tiles

Proposed materials and finishes:

In the proposal the walls would be constructed in Krend, using a buff colour that matches with the sandstone

Type:

Windows

Existing materials and finishes:

The front has traditional wooden sash windows and a UVPC porch. The side of the house has further UVPC windows.

Proposed materials and finishes:

In the proposal the windows are made of aluminium. The downstairs sitting room window would be a box window, also aluminium.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

26 Winsley Road

Number:**Suffix:****Address line 1:**

26 Winsley Road, Bradford-on-Avon, UK

Address Line 2:**Town/City:**

Bradford-on-Avon

Postcode:

BA15 1QS

Date notice served (DD/MM/YYYY):

01/04/2024

Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Ms

First Name

Katharine

Surname

Defrance

Declaration Date

23/04/2026

☒ Declaration made**Declaration**

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

katharine defrance

Date

23/04/2026