

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01996
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	25 Meadowfield, Bradford on Avon, BA15 1PL
DEVELOPMENT DESCRIPTION:	Two storey rear extension and balcony to front elevation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first-floor balcony area on the front elevation and a two-storey rear extension.

SITE DESCRIPTION/CONTEXT

This application relates to a detached dwelling, 25 Meadowfield, located within an established residential cul-de-sac in Bradford on Avon. The host dwelling benefits from a generous off-road parking area to the front elevation and a detached garage.

The surrounding properties are all similar in style comprising of large, detached dwellings sitting on a steeply sloping hill overlooking the valley below. The application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats. The cul-de-sac is bordered by the West Wiltshire Green Belt and the Cotswold National Landscape to the west.

PLANNING HISTORY

Proposal / Summary
W/87/00898/FUL - Full planning permission Decision - Approve with Conditions Date: 21/7/1987 – Two storey extension to rear and single storey extension to front

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 50 – Biodiversity and Geodiversity

Core Policy 51 – Landscape

Core Policy 57 - Ensuring High Quality Design and Place Shaping

Emerging Policy – Wiltshire Local Plan Review

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

Bradford on Avon Neighbourhood Plan 2013 – 2026 Made October 2017

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

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

National Design Guide

CONSULTATION RESPONSES

Bradford on Avon Town Council: No objection

REPRESENTATIONS

Bradford on Avon Preservation Trust: No comment

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) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the Cotswolds National Landscape

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.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas

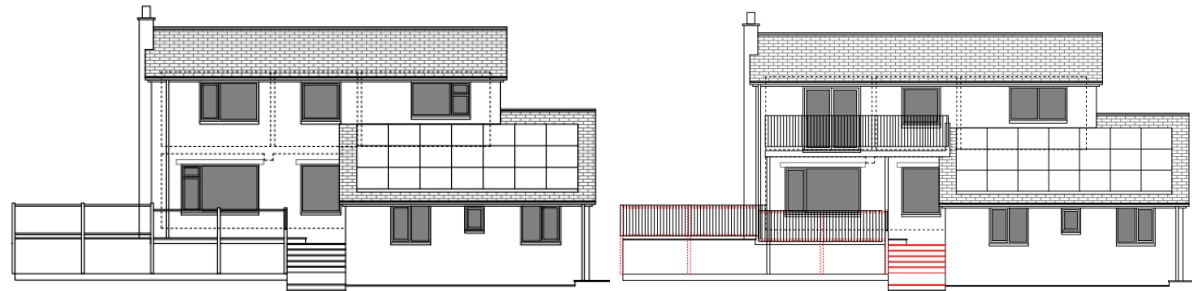
Section 245 of the Levelling Up and Regeneration Act 2023¹ (LURA) introduced a statutory duty on relevant authorities to seek to further the statutory purposes of protected landscapes (the 'seek to further' duty).

The application lies just outside the Cotswold National Landscape. The two-storey side extension would be positioned on the north elevation, extending 3.3m from the rear elevation of the host dwelling at a width of 5.9m. The extension would employ a mono pitch roof form that would intersect with the existing roof plane with a roof valley between.

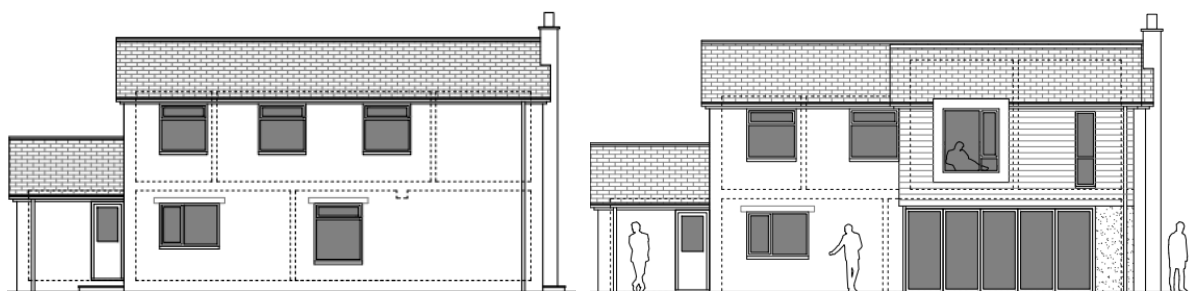
The applicant seeks to insert patio doors on the rear elevation with a narrow full height window at first floor with an oriel window serving the first-floor study. Additional first floor full height

windows would be inserted on the side elevations alongside a clerestory window at ground floor on the west elevation and the patio doors would in part wraparound to the east elevation.

The extension would employ natural wood cladding to the first-floor elevations with off white render on the ground floor elevations, all new fenestration would have grey frames and the roof tiles would match existing.



Existing (left) and proposed (right) front elevation



Existing (left) and proposed (right) rear elevation

To the front elevation a first-floor balcony area would be added within the existing void of the L-shaped plan of the host dwelling. The balcony would extend in depth by 2.6m, at a width of 6.30m, with metal railings to all sides sitting at a height of 1m.

The development would be seen as part of the modern housing estate and would not appear visually obtrusive, out of keeping with the character or harmful to the National Landscape.

In terms of recognising the proposal includes the provision of an elevated first floor balcony on the southern elevation, the case noted that other properties within the cul-de-sac have first floor balconies which is not a harmful feature at this location.

Whilst the rear extension would employ a contemporary style that would deviate from the traditional style and conventional materials of the host dwelling, the proposal is deemed acceptable, and the use of sustainable natural materials are supported. The extension would not be highly visible from the public realm, with the ridge height of the extension set down from

the host dwelling, it is also acknowledged that Bradford on Avon is celebrated for encouraging contemporary design with many properties within the town exhibiting a more modern aesthetic.

The height and scale of the development is considered to be commensurate to the size of the generous application site and officers consider that the proposal would not detrimentally impact the wider much valued landscape character of the National Landscape area. The use of appropriate sustainable natural materials would be respectful of the natural setting and would seek to further the purpose of conserving and enhancing the natural beauty of the National Landscape.

It is considered that the works would by virtue of their height, scale and design constitute complementary additions to the host dwelling. Having regard to the above, the proposal complies with the principles set out in Core Policy 51 and Core Policy 57 of the Wiltshire Core Strategy, Paragraph 189 of the NPPF, and Appendix D of the Wiltshire Design Guide.

Amenity Effects

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 balcony would overlook the applicant's own generous driveway, and grassed garden area, with a distance of some 33m to the closest property to the south – which is considered a suitable separation to protect neighbouring amenity from invasion of privacy.

The host dwelling benefits from a detached position with an extended separation distance to the property to the rear, and due to the topography of the site, views across to the properties to the rear are limited. Therefore, no concerns are raised in relation to any overlooking.



View across from the front garden of the host dwelling to the south



View across from the rear garden of the host dwelling to the north

Given the detached nature of the host dwelling officers raise no objections in regard to any adverse overbearing or overshadowing or loss of light to neighbouring properties.

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

Ecology Impacts

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 application site sits within the Bath and Bradford on Avon Special Area of Conservation for bats and as this application involves disturbance within the application site due consideration has to be given to the potential disturbance of any bats because of the proposed development.

Given the established high density urban residential nature of the location, it is considered highly unlikely that any bats would be affected and significant effects relating to the disturbance to bats can be ruled out.

As a precautionary measure an informative would be added to any decision that in event any evidence of bat activity is detected that the applicant should follow the advice of a professional ecologist or contact Natural England.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are 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.

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 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: That Planning Permission be GRANTED subject to conditions.

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 accordance with the following approved plans and documents:

3.

Site Location Plan - DWG No A17 26 02 S01

Existing Block Plan - DWG No A17 26 02 S02

Existing Floor Plans - DWG No A17 26 02 S03

Existing Elevations - Sheet 1 - DWG No A17 26 02 S04

Existing Elevations - Sheet 2 - DWG No A17 26 02 S05

Proposed Block Plan - DWG No A17 26 02 P01

Proposed Floor Plans - DWG No A17 26 02 P02 Rev A

Proposed Elevations - Sheet 1 - DWG No A17 26 02 P03 Rev B

Proposed Elevations - Sheet 2 - DWG No A17 26 02 P04 Rev A

All Plans Received 25.03.2026

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

Informative

If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.