



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2026/00762
Decision Date: 11/06/2026

Applicant:	Mr & Mrs Smith 57 Upper South Wraxall, Upper South Wraxall, Wiltshire, BA15 2SE
Particulars of Development:	Demolition of existing extensions, outbuildings and 20th Century garage structure. Construction of two storey extension to south-east of original cottage, works to historic cottage to address structural and fabric failings. Relocation of existing swimming pool. Extension to existing boundary wall to Upper South Wraxall following removal of structures and construction of new boundary wall to western boundary.
At:	57, Upper South Wraxall, Bradford On Avon, BA15 2SE

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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 accordance with the following approved plans and documents:

Location Plan DWG No 156_P_000_B - Received 11.02.2026
Existing Site Plan DWG No 156_P_001 - Received 03.02.2026

Removals Plan DWG No 156_P_002 - Received 03.02.2026
 Existing Ground Floor Plans DWG No 156_P_010 - Received 03.02.2026
 Existing First and Second Floor Plans DWG No 156_P_011 - Received 03.02.2026
 Existing Roof Plan DWG No 156_P_012 - Received 03.02.2026
 Existing Garage Floor and Roof Plans DWG No 156_P_013 - Received 03.02.2026
 Existing Elevations DWG No 156_P_030 - Received 03.02.2026
 Existing Garage Elevations DWG No 156_P_035 - Received 11.02.2026
 Existing Chronology Plan DWG No 156_P_100 - Received 03.02.2026
 Proposed Site Plan DWG No 156_P_102A - Received 27.02.2026
 Proposed Ground Floor Plans DWG No 156_P_110 B PROP - Received 25.03.2026
 Proposed First Floor Plan DWG No 156_P_111A - Received 27.02.2026
 Proposed Roof Plan DWG No 156_P_112A - Received 27.02.2026
 Proposed Elevations DWG No 156_P_301B - Received 25.03.2026
 Proposed Garage Elevations and Floor Plans DWG No 156_P_302 - Received 11.02.2026
 Existing House Elevations - Demolitions DWG No 156_P_500A-DEM0 - Received 25.03.2026
 Existing Plans - Demolition DWG No 156_P_501DEMO - Received 10.03.2026

- 3** REASON: For the avoidance of doubt and in the interests of proper planning. The development hereby approved shall be carried out in strict accordance with the following document:

Bat Survey produced by Crossman Associates REF:J1133.009 Section 4 Recommendations

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

- 4** No development hereby approved shall commence until a scheme for the discharge of surface water from the site incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 5** No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until a comprehensive Arboricultural Method Statement and Tree Protection Plan showing the exact position of each tree/s and their protective fencing, in accordance with British Standard 5837: 2012: "Trees in Relation to Design, Demolition and Construction - Recommendations" has been submitted to and approved in writing by the Local Planning Authority, and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained trees shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and

particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of ten years from the first occupation or the completion of the development, whichever is the later].

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

Informative

The EA's standing advice for minor extensions will apply.

All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).

In line with the NPPF and National Standards for SuDS, the applicant should seek to use

SuDS wherever practicable as part of the surface water drainage strategy.

Any soakaways should be designed and constructed in accordance with CIRIA C574 and the Wiltshire Guidance.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, 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 six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
- 7 **Permission Not Authorising Work on Land Outside the Applicant's Control & Party Wall Act.** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that if material samples are required to be submitted to the Council for agreement, the Council do not have the facility to receive or store physical samples. Instead you are encouraged to provide full manufacturer details and name/colour of the proposed sample along with a weblink and/or a photograph of the sample material. The case officer will advise if anything else is required to satisfy this condition during the discharge of condition phase.
- 10 **Building Regulations.** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.