

APPLICATION FOR PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08876
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	41A Woolley Street, Bradford on Avon, BA15 1AE
DEVELOPMENT DESCRIPTION:	Alterations to existing driveway using the existing dropped kerb (no alteration required to the kerb/pavement)
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The subject property is a modern detached 3-bed dwelling within a large plot along Woolley Street in Bradford on Avon

Woolley Street is a narrow road, with unrestricted parking further down along one side of the highway. The lack of accessible parking at the subject property is adding to the congestion and lack of available parking on the street and due to the argued limitations of the current access reversing into the property is preferable although due to the grounding issues the applicants & visitors park their (larger) cars on the roadside adding to the congestion. There are double yellow lines on both sides of the carriageway outside of the application property preventing kerbside parking which helps with visibility.



Location Plan and Site Photo

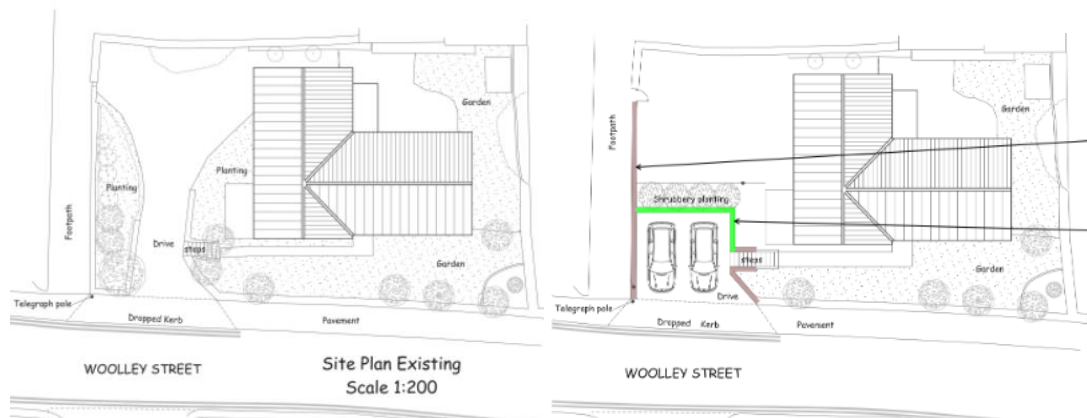
The Bradford on Avon Conservation Area ends at No. 33b to the south. The grade II listed Woolley Hill House lies approx. 30m across Woolley Street, set behind tall boundary walls.

The site is within the Bradford on Avon and Bath Bat Special Area of Conservation.

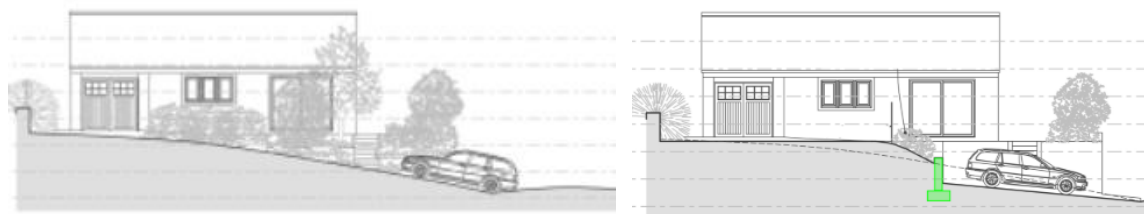
PROPOSAL

The proposal seeks planning permission for alterations to the existing driveway that would require some excavation/ engineering operations to make the proposed 2x side by side parking spaces (shown below in plan form) with the spaces abutting the highway. The new retaining walls would be stone filled or faced gabions, designed by a structural engineer, and the new spaces would have integrated visibility splays. The existing tarmac is proposed to be replaced with permeable block paving. A conifer tree would be removed to improve visibility.

Following the creation of the parking spaces, there would no longer be a need for the driveway that continues up to the side of the host property and as shown below, the applicant proposes to modify the unnecessary driveway into garden.



Site Plan; existing and proposed.



Site Section: existing and proposed.

PLANNING HISTORY

W/82/01054/REM - Reserved Matters Decision - Approved Date: 23/11/1982 – Erection of Bungalow

W/81/00398/OUT - Outline Planning Decision - Approved with Conditions Date: 15/9/1981 – One detached dwelling with garage

RELEVANT POLICIES AND GUIDANCE

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

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping

- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Bradford on Avon Neighbourhood Plan, made 2017.

Wiltshire Local Transport Plan 2011-2026, Car Parking Strategy

CONSULTATION RESPONSES

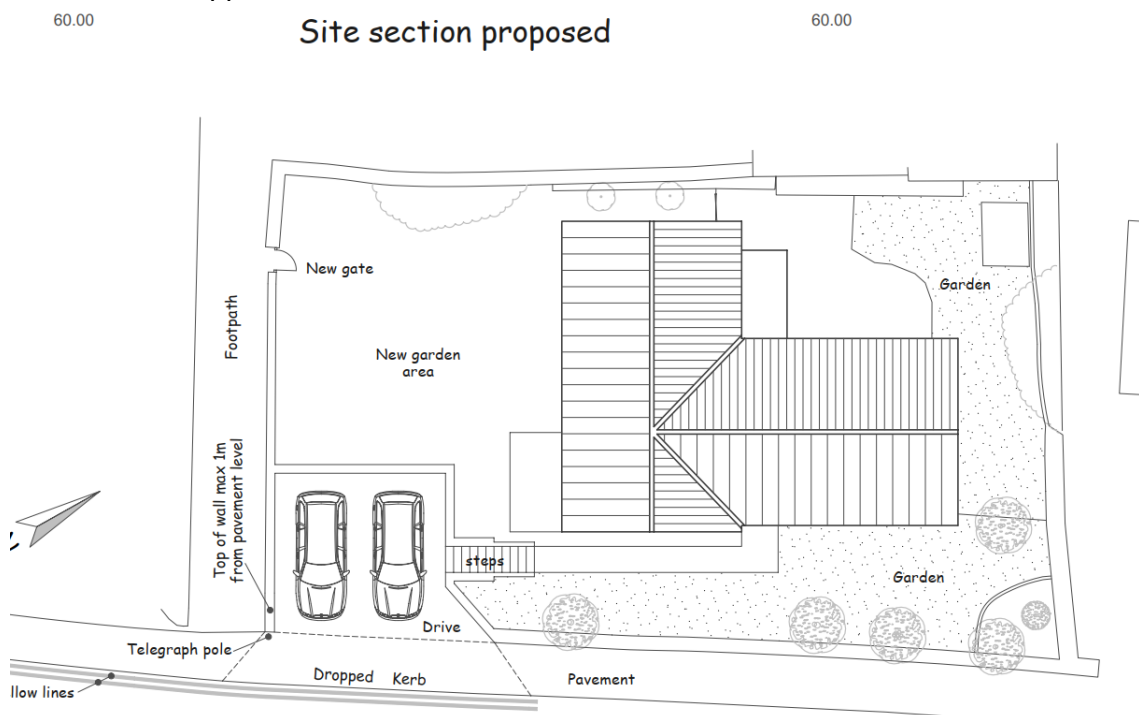
Bradford on Avon Town Council: No objection but request that any lost vegetation be reinstated adjacent to the new driveway.

Highways: No objection, subject to conditions. As the retaining wall would abut the public highway, additional information was required and the Structures team were asked to consult. Calculations for the wall were not adequately submitted, but the sizing and general arrangement appears reasonable considering the retained height, but a condition is required such that the foundation depth be at least 300mm below ground level.

REPRESENTATIONS

One local resident (third party) comment was received stating that the applicant intends to install a gate within a wall that is part of the pathway to the objector's property – and that the gate in the wall is not described as being part of the application.

Officer's Note: The applicant has included a new pedestrian gate as part of the submitted proposed site plan as shown below, but planning permission is not required for such works. If the wall is owned in full or in part by another party (other than the applicant), it would be a civil matter for the applicant to resolve.



The Bradford on Avon Preservation Trust asserted on 21 November 2025 that *there were no plans available on the system for us to see. However, we have viewed the site and are unlikely*

to have any objection. However, it is important that any vegetation lost as a result of the changes to the drive is reinstated adjacent to the new driveway.

Officer Note: Additional proposed driveway details were lodged and published in late March, and latterly in mid-May. However, due to a glitch in the validation of the application, some of the other application submissions were not published until 18 June. This resulted in the delayed decision of the application until all the requisite application details were published for 21 days.

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.

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

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 titled '*Ensuring the conservation of the historic environment*' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP57 requires a high quality of design in all new development. The policy requires applicants to "*demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*

The proposal site is distanced approx. 25m from the Bradford on Avon Conservation Area across intervening no. 33A. and officers are satisfied that the proposal would not harm its special protected character.

The setting of listed Woolley Hill House, despite its proximity, would not be further impacted by the proposed development, and the proposed works to an existing driveway at the aforementioned subject property would not harm the setting or special characteristics of the nearby listed Woolley House which is well screened behind high boundary walls, and is designed to be inward-looking towards its own private courtyard and garden.

Noting the comments provided by the BoA Preservation Trust, the applicant proposes to integrate what would remain of the redundant driveway into the garden grounds of the property, and would increase the opportunity for additional planting, and reducing the amount of hard landscaping.

The proposed parking spaces would harmonise with the modern host dwelling and improved parking provision and accessibility.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the appearance of the conservation area, the setting of the neighbouring listed building, and would integrate successfully with both the host dwelling and wider streetscape.

The development is therefore considered to comply with Core Policy 57 and 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Amenity Impacts

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 proposal, as alterations to an existing driveway, would not cause harm by overlooking, overbearing or impact to privacy. Accessible off-street parking will hopefully positively impact existing on-street parking provision. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal will ensure adequate parking provision for a 3-bed dwelling, in line with Wiltshire's Parking Strategy.

Both the Highways and Structures team raise no objection, and the design is assessed to ensure suitable visibility, with necessary conditions ensuring highway safety.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 proposals pose no loss of biodiversity, and the application does not meet the threshold set out in legislation to demonstrate BNG.

All UK bat species are protected by European and UK legislation; the Conservation of Habitats and Species Regulations and the Wildlife and Countryside Act. Considering the scale and form of proposed development, as alterations to an existing driveway, within a suburban area, no substantive ecology impact is raised and as such does not meet the threshold for a habitat regulations assessment.

The scale and nature of development is such that significant harm to biodiversity is unlikely. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Other Matters

Due to a glitch at validation stage, application details and the initial plans were not published on the Council's portal and despite additional submissions lodged in March and May 2026 being published the determination of this application had to be held up until after 9 July to allow for 21 days of all the requisite published application documents being available for the public to review and comment on.

In addition to the above, the third-party comment that was received in March referenced a concern over the applicant's intention to create a pedestrian gate in an existing wall further into the garden, but this element does not form part of this application description and does not require permission from the Council. The concern expressed relates to a potential ownership challenge which falls outside the planning remit in any case.

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 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: That Planning Permission be GRANTED subject to conditions.