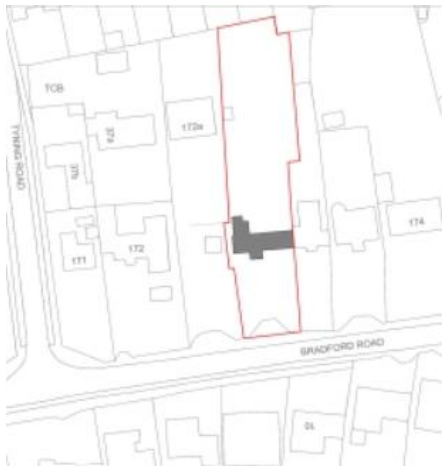


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01466
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hollybush, 173 Bradford Road, Winsley, Bradford on Avon, BA15 2HN
DEVELOPMENT DESCRIPTION:	Single Storey extension and dormer to rear (garden) area of main dwelling.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

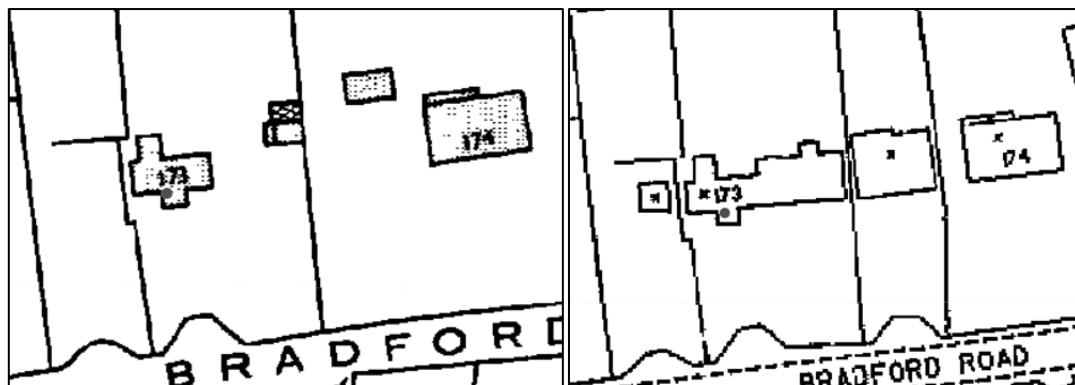
The subject building is a large semi-detached, 2-storey dwelling, built of reconstituted stone under a clay tiled roof. The site is in an area of modern expansion from the historic core of Winsley to the east, and is characterised by shared 20th century design, materiality and modern road layout.



Location Plan and Google Earth Site Photo

The application site is within buffer zones of various bat roosts.

Now known as Hollybush, under various planning applications the property became a separate dwelling from its attached annexe in the 1980s with the historic maps shown below demonstrating an increase of volume over time.

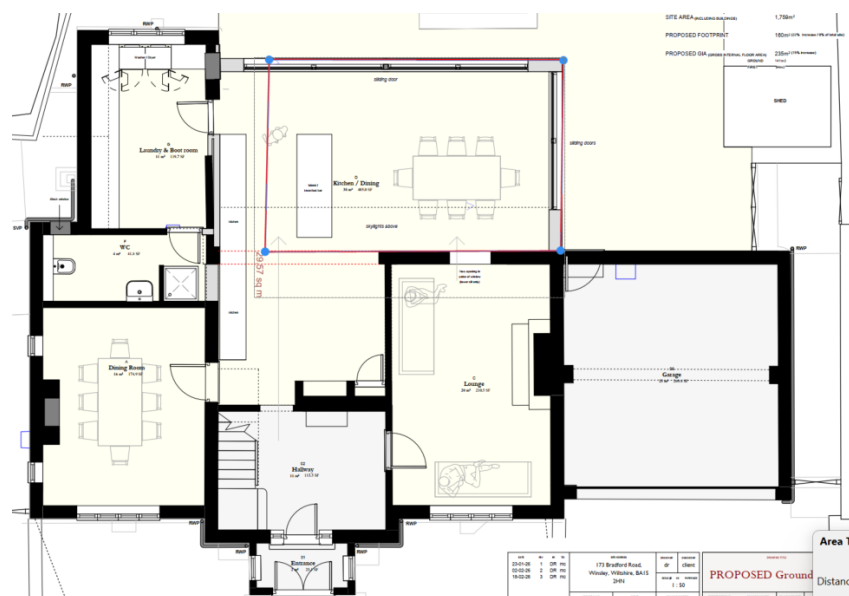


5th epoch mapping

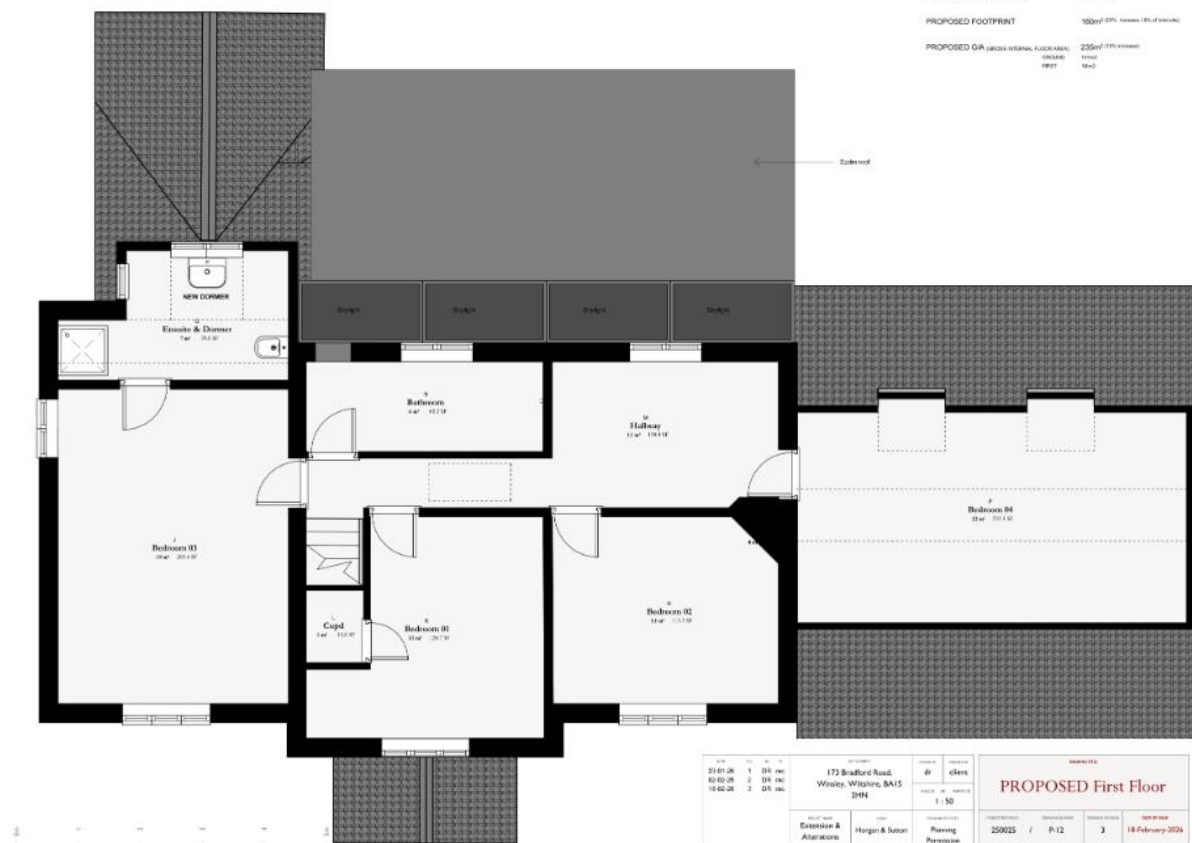
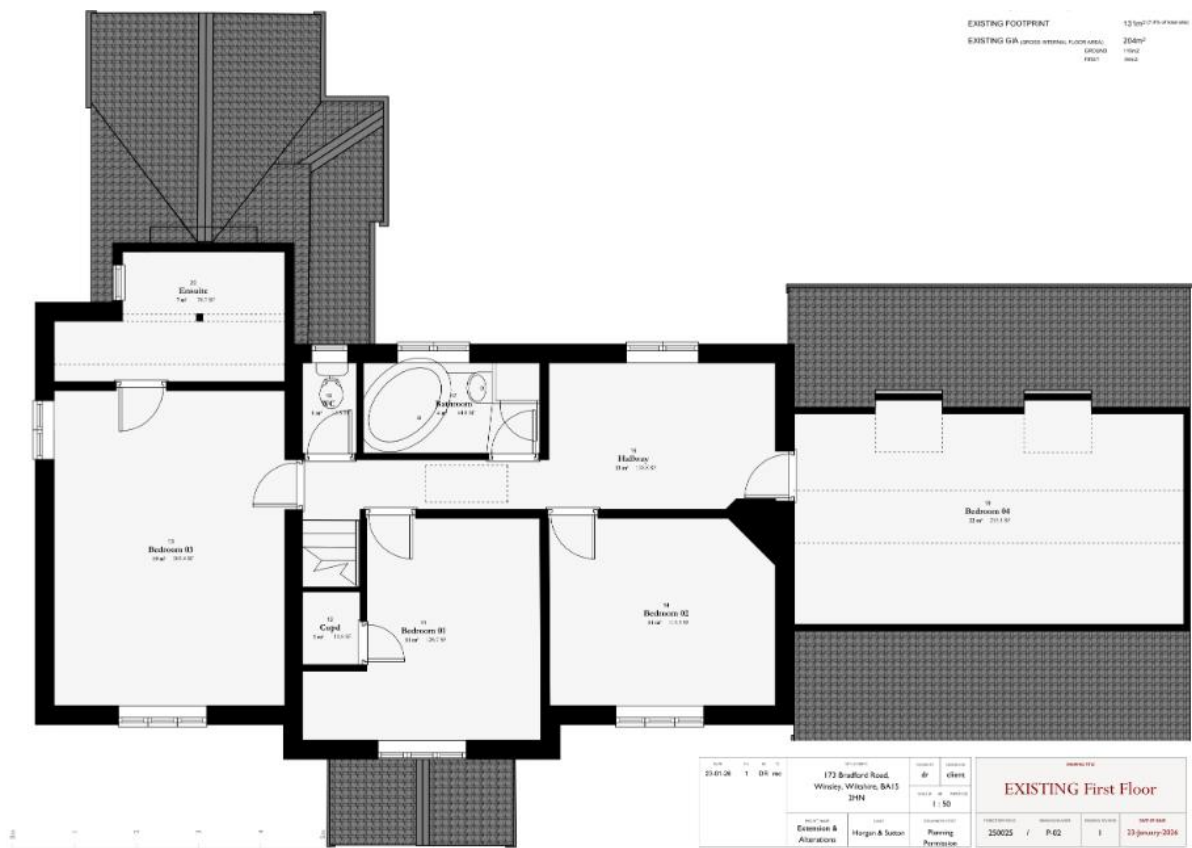
PROPOSAL

The proposal seeks planning permission for:

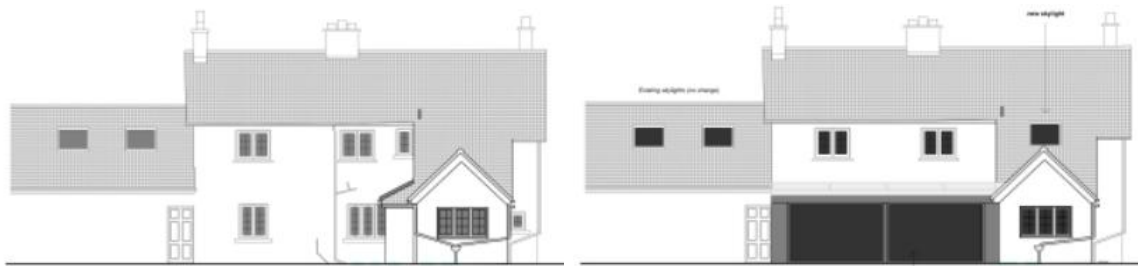
- Demolition of existing single storey store/link to back door
- 30m² kitchen/dining extension with flat EPDM roof and PPC metal cladding, skylights and doors
- Knocking through GF bathroom/lobby into one bathroom
- Existing kitchen converted to a laundry/boot room
- Knocking through a FF bathroom/separate WC into one room
- Knocking through existing reception room into proposed extension enabling open plan living
- Installation of FF rooflight to existing ensuite directly above existing rear single storey structure.



Existing and Proposed Ground Floor Plans



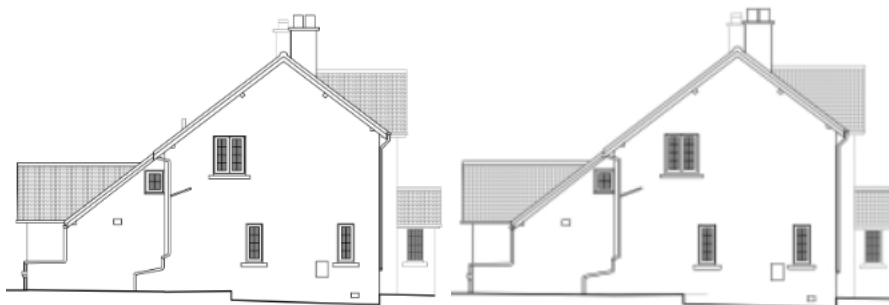
Existing and Proposed First Floor Plans



Existing and Proposed Rear Elevation



Existing and Proposed Side/East Elevation



Existing and Proposed Side/West Elevation

PLANNING HISTORY

None, since the property was separated from its attached annexe.

W/86/00722/FUL - Full planning permission Decision - Approved with Conditions Date: 8/7/1986 – Extension to contain a replacement garage with a children's room above and a granny annexe – **The Annexe, 173 Bradford Road**

W/00/01564/FUL - Full planning permission Decision - Approved with Conditions Date: 8/11/2000 – Conservatory – **The Annexe, 173 Bradford Road**

W/12/00317/FUL - Full planning permission Decision - Approved with Conditions Date: 13/4/2012 – Demolition of rear porch and conservatory, extension at the rear of the property – **The Annexe, 173 Bradford Road**

W/12/01693/FUL - Full planning permission Decision - Approved with Conditions Date: 20/12/2012 – Retrospective application for a separate dwelling, with a new vehicular access W/12/01693/FUL W/12/01693/FUL – **The Annexe, 173 Bradford Road – proposed block plan below.**

RELEVANT POLICIES AND GUIDANCE

The National Planning Policy Framework (NPPF) and Planning Practice Guidance
National Design Guide
Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Wiltshire Core Strategy:

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

Winsley Neighbourhood Plan, made 2016

CONSULTATION RESPONSES

Winsley Parish Council: No objection

REPRESENTATIONS

No third-party comments were received.

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 area

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.

The application site is just outside of Green Belt. It should be noted that the subject property is a substantial dwelling following various stages of development from a small, detached cottage, elongated to include an annexe, which is now a semi-detached cottage separated by the central integral garage.

The proposed extension would be a significant 30m², but this is considered commensurate to the host dwelling and wider plot.

The extension would see the refinement of roof forms and fenestration, with a simple flat roof and large format glazing translating to the minimal introduction of metal cladding, such that the extension would not challenge, but integrate successfully with existing form and materiality.

The agent highlighted the technical difficulties in a residential conversion of the existing garage such that alternatives were required to create an open-plan kitchen diner, incorporating dysfunctional small spaces, and rationalising 20th century small bathrooms. It is noted that the garage to the west is in separate ownership.

During the lifecycle of this application, revisions have been received, simplifying roof form which is welcomed, and clarifying the continued use of the garage and residential space over.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

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.

As a single storey extension, suitably distanced from the nearest neighbours, with the introduction of a FF rooflight facing down the rear garden, and the removal of an existing small window to the rear elevation, there are no substantive concerns regarding overshadowing, overbearing or impact to privacy.

French windows are proposed at GF levels so any potential to impact neighbouring privacy can be easily managed by standard boundary treatments

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 Impact

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 a ground floor extension to an existing inhabited dwelling, within a modern string of development, is such that significant harm to biodiversity is unlikely.

An informative is included as a precautionary measure, raising the profile of the Bat SAC, including that if 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.

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.