

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02937
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19c Bradford Road, Winsley, Bradford On Avon, BA15 2HW
DEVELOPMENT DESCRIPTION:	Demolition of existing garage, garden store and conservatory. Remove existing chimney stack. Construct new single storey extension on a slightly smaller footprint than original garage etc.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for demolition of the existing garage building and conservatory and replacement with a single storey side and rear extension.

SITE DESCRIPTION/CONTEXT

The proposal relates to a detached bungalow, located off Bradford Road in Winsley, near Bradford on Avon. The application site consists of the host dwelling, attached garage building and off-road parking area to the front elevation.

The application site lies within a Special Landscape Area, and within Bath and Bradford on Avon Special Area of Conservation for bats. The host dwelling lies just outside of the Cotswolds National Landscape and the Winsley Conservation Area and the West Wiltshire Green Belt.

PLANNING HISTORY

N/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 7 Spatial Strategy for the Bradford on Avon Community Area
Core Policy 50 Biodiversity and Geodiversity
Core Policy 51 Landscape
Core Policy 57 Ensuring High Quality Design and Place Shaping
Core Policy 58 Ensuring the Conservation of the Historic Environment

Saved Policy C3 Special Landscape Areas saved policy from the West Wiltshire District Plan 1st Alteration

Emerging Policy – Wiltshire Local Plan Review

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. The said Plan has no material weight for the purposes of the application.
Cotswolds AONB (National Landscape) Management Plan 2018-2023

Bath and Bradford on Avon Bat SAC Guidance September 2015

Planning (Listed Buildings and Conservation Areas) Act 1990

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Winsley Parish Council: No objection

Wiltshire Council Highways: No objection

Wiltshire Council Ecologist: 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.

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 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 '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 CP 57: Ensuring high quality design requires a high quality of design in all new developments. 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 NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The property lies just outside of the Winsley Conservation Area which extends to the south and west of Braford Road. As views in and out of the conservation area are important, any proposal has to be assessed mindful of Section 72 of the abovementioned Act as well as CP58 of the Wiltshire Core Strategy and the relevant paragraphs of the NPPF.

The applicant seeks to erect a single storey wraparound extension over the footprint of the existing garage building on the west elevation and the conservatory on the rear south elevation. The extension would employ a pitched roof form with a rear facing gable and would sit at a height of 4.5m with matching eaves height to the host dwelling.

Windows would be inserted on the front and rear elevations with patio doors inserted on the east facing elevation accessing the applicant's private residential rear curtilage.



Existing (left) and proposed (right) rear elevation

The applicant seeks to use matching materials (ashlar stone elevations with concrete roof tiles, and white UPVC fenestration, which is supported. Given the limited works proposed, set within the curtilage of the site and replace existing structures, there would be no harm to the conservation area.

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

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 impacts on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

There would be no substantive overlooking harm, and no windows would be inserted on the west side elevation of the extension.

Given the detached nature of the host dwelling, and single storey nature of the build, extending over the footprint of existing built form, no concerns are raised in relation to any adverse overshadowing or overbearing impacts or loss of light to neighbouring occupiers.

The proposal accords with WCS 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 seeks to remodel the existing layout within the footprint of the host dwelling, and an additional bedroom would be introduced.

In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) two on-site car parking spaces would be required for a 3-bed dwelling (standard min. size 2.4m x 4.8m), which is the same as currently exists for a 2 bedrooomed dwelling.

The application site benefits from a generous off road parking area to the front elevation which easily accommodates two vehicles. The Local Authority Highways officer was consulted and offered no objection to the scheme.

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

The Local Authority Ecology team were consulted on the proposal and offered the following comments

'the garage is flat-roofed and unlikely to offer any notable bat roosting opportunities. In the unlikely event that a bat, or evidence of bats, is discovered during the works, all works must cease, and an ecologist contacted for further advice'

As a precautionary measure, a planning informative should be added to a permission 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.

Impact on the Cotswolds National Landscape and Special Landscape Area

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).

Saved Policy C3 requires the landscape character of this area to be "conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes".

The application site lies within just outside the Cotswolds National Landscape and a Special Landscape Area therefore due consideration has to be given to any development that may adversely impact upon the scenic quality of the special landscape designations.

The scale and 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.

The works proposed would be set back from the public highway and would extend over the footprint of existing built form of a similar height and would utilise sustainable natural materials typical to the development type. The proposal would be respectful of the natural setting that would help the extension blend into the existing environment which would seek to further the purpose of conserving and enhancing the natural beauty of the National Landscape.

Officers consider that the proposal would not detrimentally impact the wider much valued landscape character of the National Landscape and Special Landscape Areas, as any additional form would be read within the built envelope of the application site.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the NPPF in conserving and enhancing the National Landscape and Saved Policy C3 of the Wiltshire Core Strategy.

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 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.

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

Existing Site Plan DWG No A01

Proposed Site Plan DWG No A02

Existing Floor Plan DWG No A03

Proposed Floor Plan DWG No A04

Existing & Proposed Rear & Right-Side Elevations DWG No A05

Existing & Proposed Front & Left Side Elevations DWG No A06

All Plans Received 07.05.2026

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.