

HOUSEHOLDER PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01768
APPLICATION TYPE:	Householder
SITE ADDRESS:	Martins, 35 Whitehill, Bradford on Avon, BA15 1SQ
DEVELOPMENT DESCRIPTION:	Front two storey and single storey side extensions, renovation of the original and internal alterations
RECOMMENDATION:	Approve with Conditions.

PROPOSAL

The proposal seeks planning permission for the construction of a front two storey extension and a single storey side extension, together with the renovation of the original building, to include internal alterations

SITE DESCRIPTION/CONTEXT

Martins, 35 Whitehall, is a two-storey detached dwelling located within the settlement limits of Bradford on Avon and within the Bradford on Avon Conservation Area. The site contains a substantial area of amenity land. The application site is subject to the following planning policy constraints:

- Bradford on Avon Conservation Area.
- Bath and Bradford on Avon Bat SAC GHS 4km Core Roost buffer zone

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2025/05676 New two storey extension and interior alterations, Associated landscaping (Please note part of the property has already been demolished by the applicant.) – Retrospective. Approved.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 07: Spatial Strategy for Bradford on Avon.
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring Conservation of the Historic Environment
- Core Policy 61: Transport and New Development.

Bradford on Avon 'made' Neighbourhood Plan.

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Emerging Wiltshire Local Plan:

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of this application.

CONSULTATION RESPONSES

Bradford on Avon Town Council: Objects to the application and agrees with the Preservation Trust that the scale and design of the proposals do not respect the building, and the loss of the two-storey bay window on the east elevation is causes for concern

Ecology: No objections, subject to conditions.

Highways: No objections subject to conditions.

REPRESENTATIONS

Bradford on Avon Town Preservation Trust: Objects to the application, on the grounds that the scale and design of the proposals do not respect the building and does not agree with the loss of the two storey bay window on the east elevation.

PRINCIPLE OF THE PROPOSAL.

The principle of the proposed scheme is acceptable for the reasons as discussed below.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

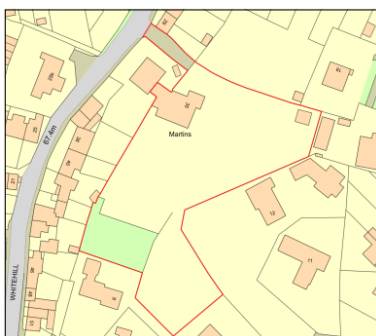
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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 the made Neighbourhood Plan for Bradford on Avon.

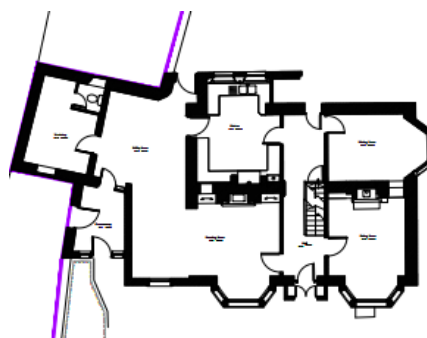
Design and Impact upon the upon the character and context of the area

WCS 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 proposals can be viewed within the plan snippets taken from the submitted plans:



Location Plan



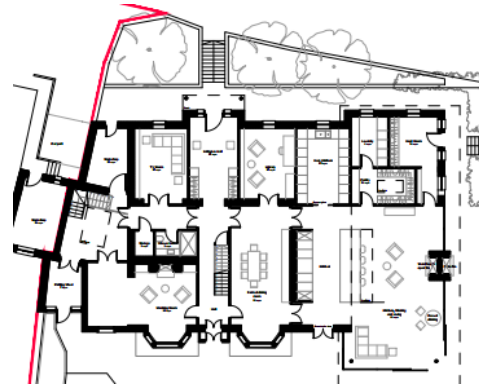
Existing Site Plan



Aerial Photograph as existing.



Proposed & Approved site plan within PL/2025/05676



Current Proposed site plan.



Existing & proposed north elevations



Existing & proposed south elevations.



Existing & proposed east elevations.

The main building is a substantial detached two storey dwelling constructed from a light-coloured Bath Ashlar stone and set within its own spacious grounds. The building is not listed but is located within the Conservation Area.

The north facing single storey extension, as shown in the above has already been removed and the scheme proposes to construct a single storey flat roofed extension with a sedum roof covering, to the east and a two-storey infill extension to the north. This north elevation proposal is smaller in design than that which was allowed within the previous 2025 permission.

The proposal would have matching materials to the main dwelling house and the design of the north elevation serves to respect the proportions, window positions and detailing of the original house and create a balanced symmetrical façade. The dwelling would also have a re-located main entrance within the northern elevation, which is considered to be appropriate for this large house.

The proposed side extension would be a single story and contemporary addition serving to compliment the original house. The large mainly glass extension would provide a large and open plan kitchen and family living area, that would take advantage of the views across the Mendip Hills.

The Town Council and Preservation Trust have objected to the loss of the bay window on the east elevation. Its removal was however fully considered and was considered acceptable as part of the previous 2025 permission, and these comments were raised with the planning agent, who informed officers that the bay has been suffering from structural problems which would have made it difficult to repair or replace.

The contemporary replacement extension would be at ground floor level and would be a subservient addition, set against the restored and renovated original dwelling/building.

Therefore, in summary, 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 extensions would consist of a two-storey addition on the north facing elevation and a single storey addition on the east elevation. In regard to the two-storey element, the elevation would look out onto and face its own garden area as well as those of neighbouring dwellings. The principal building is located in a developed urbanised area where the principle of high-level mutual overlooking is an established principal. In this instance however, due to the established fenestration within the north elevation of the building, there would not be the introduction of new overlooking, with the outlook from the high-level windows remaining the same. Any such views from the new windows would be oblique, which are interrupted by intervening views of established high-level vegetation.

The single storey ground floor proposal would face out onto its own large private garden area, thereby not impacting on neighbour privacy.

Likewise, due to the location and orientation of the northern facing proposals, there would not be any significant overshadowing or loss of light to the most immediate neighbour at No.34. It is noted that no neighbour responses have been received.

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

Highway Matters.

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 proposed development would continue to use the established site access which would not be altered and would not have any adverse impact on highway safety. The site is able to provide four marked up parking spaces in a slightly different location to the existing three marked up spaces. Therefore, adequate parking and turning provision is provided within the site and such access arrangements are acceptable. The council's highways officer has been consulted who has not raised any objections subject

to a standard condition relating to the provision and retention of the spaces prior to first occupation of the extensions and their future use.

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.

Heritage Impacts

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 '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.

There are two listed buildings located away from the dwelling at numbers 28 and 44 Whitehill to the west at distances of 30 and 63 metres, with such distances being intersected by other buildings and vegetation; therefore, taking such factors into consideration, there would be no impact on the assets from the proposed works.

In terms of possible impact on the character and setting of the Conservation Area, the proposed works would be to the front and side of the dwelling, with the principal building in itself not being readily visible from the public realm. Therefore, it is appraised that the proposals would not impact on the setting, character or significance of this heritage asset from the proposed extensions.

Ecology Impact CP50 requires no net loss of biodiversity on site. The Council's ecology team were consulted and responded as follows:

Bath and Bradford on Avon Bat Special Area of Conservation (SAC): Habitat Regulations Assessment (HRA)

'The application site is located within a consultation zone for Greater Horseshoe bats and Lesser Horseshoe bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the special features of that site. Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.'

The Ecological Impact Assessment identified the existing building as having negligible potential to support roosting bats. The site is assessed to offering suitability for foraging and commuting bats. The renovation of the original and internal alterations and front two storey and single storey side extensions will not require the removal of vegetation considered to be functionally valuable for foraging or commuting bats. Subject to retention of key boundary features and implementation of a sensitive lighting strategy, it is likely that the functionality of the habitats within the site and their availability to bats will not be adversely affected. Should the proposals change such that trees or existing features with potential roosting features

are affected, further survey work would be required and mitigation measures would need to be reviewed and updated accordingly.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development there is no mechanism for adverse effect. The Habitat Regulation Assessment (HRA) has concluded that the application will not result in any mechanism for adverse effect on Annex II bats, or on the conservation objectives of the SAC and subsequently is screened out of Appropriate Assessment.'

The ecologist's response discussed further aspects such as the future welfare of birds and the Priority Habitat Traditional Orchard which sits within the site boundary, with advice given on their best use for the ecology of the area. Consequently, three conditions have been suggested which relate to compliance with key documents, the need for ecological enhancements and an exterior lighting condition. The need for details of ecological enhancements is a pre-commencement condition, which the agent is aware of and has given his consent for the LPA to use.

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

Biodiversity Net Gain. This application is 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, because the proposal is a householder extension.

CONCLUSION

The areas of concern relating to the loss of the bay window have been addressed and overcome. The proposed development is 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: Planning Permission be GRANTED subject to conditions.