



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2026/02254
Decision Date: 16/07/2026

Applicant:	Mr & Mrs JN & CM Charles-Jones 61 Upper South Wraxall, Bradford On Avon, BA15 2SE
Particulars of Development:	Removal of existing conservatory and single-storey rear infill extension; re-roofing; minor alterations to front dormer window pitched roofs; replacement front porch, replacement of existing windows and doors; alterations to rear elevation fenestration in modern extensions; relocation of external oil-fired boiler; and associated internal renovations.
At:	61, 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 – dwrg no. 799-3-00 – received 07/04/2026

Existing Site Plan – dwrg no. 799-3-01 EX – received 07/04/2026

Proposed Site Plan – dwrg no. 799-3-11A – received 02/07/2026

Existing Ground Floor Plan – dwrg no. 799-3-02 EX – received 07/04/2026

Proposed Ground Floor Plan – dwrg no. 799-3-12A – received 02/07/2026

Existing First Floor Plan – dwrg no. 799-3-03 EX – received 07/04/2026
Proposed First Floor Plan – dwrg no. 799-3-13A – received 02/07/2026
Existing Roof Plan – dwrg no. 799-3-04 EX – received 07/04/2026
Proposed Roof Plan – dwrg no. 799-3-14A – received 02/07/2026
Existing SW and SE Elevations – dwrg no. 799-3-05 EX – received 07/04/2026
Proposed House Elevations SW-SE – dwrg no. 799-3-15A – received 02/07/2026
Existing NE and NW Elevations – dwrg no. 799-3-06 EX – received 07/04/2026
Proposed House Elevations NE-NW – dwrg no. 799-3-16A – received 02/07/2026
Bat Preliminary Roost Assessment and Emergence Survey Report – received 02/07/2026
Bat Box Spec Sheet – received 02/07/2026

- 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 mitigation set out with Section 4.2 of the Preliminary Roost Assessment & Emergence Survey Report. Version 2. Apt Ecology. dated 02.07.2026.

The roost and access point opportunities to be created for bats, as detailed in the submitted Preliminary Roost Assessment & Emergence Survey Report. Version 2. Apt Ecology. 02.07.2026 and plans PR Site Plan. Artel 31. 02/2025 and PR House Elevations SW-SE. Artel 31. 02/2025, shall be implemented as approved prior to bringing the development into use, and the roost/access point(s) shall be implemented under the supervision of an appropriately qualified ecologist. Thereafter, the said bat mitigation shall be maintained for the lifetime of the development.

REASON: To define the terms of this permission and to provide suitable ecological protection, mitigation and enhancement.

Informative

An EPS Mitigation Licence will be required for lawful implementation. The report confirms that an EPS Mitigation Licence is required before any works affecting roosts. Proposed mitigation includes: ECoW supervision, hand-stripping around roost features, crevice-dwelling bat boxes on trees to the rear (installed before and during works), integrated crevice roosts as post-works compensation, and retention of all mitigation features as enhancement.

Nic Thomas - Director of Planning, Economy and Climate

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.