

HOUSEHOLDER PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02985
APPLICATION TYPE:	Householder
SITE ADDRESS:	Highcroft, 165C Bradford Road, Winsley, Bradford on Avon, BA15 2HW.
DEVELOPMENT DESCRIPTION:	Proposed erection of a first-floor front extension & porch, a single and two storey rear extension, and side garage, following demolition of existing porches, garage.
RECOMMENDATION:	Approve with Conditions.

PROPOSAL

The proposal seeks planning permission for the construction of a first-floor front extension, together with a new porch and the construction of a single and two storey rear extensions to an unlisted dwelling at the aforesaid address.

SITE DESCRIPTION/CONTEXT

The site is a single storey bungalow located within an established residential development within the Large Village of Winsley, near Bradford on Avon. The property is sited within a relatively large plot and is one of three bungalows located within the immediate area. The property benefits from an off-road parking area to the front elevation and also an attached garage. The immediate two neighbouring properties at 165d and 165e are larger in footprint.

The site is within a Special Landscape Area and is within the Bath and Bradford on Avon Bat SAC, it is also outside of the nearby Cotswold National Landscape.





RELEVANT PLANNING HISTORY

Proposal / Summary
None

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Retained Policy C3 – Special Landscape Area, retained from former West Wiltshire District Plan.

Winsley emerging neighbourhood plan (Status: Designation of Winsley Neighbourhood Area.)

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

The National Planning Policy Framework (NPPF) and 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 the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

CONSULTATION RESPONSES

Winsley Parish Council: No objections.

Highways: No objections.

REPRESENTATIONS

Two third party representations to the original submission were received, raising the following points:

- Overlooking harm from high level window on the north elevation onto 165d.
- Harmful impact on the character of the surrounding area, as increase in size and height would be detrimental to neighbouring bungalows.
- First floor level would impact on the privacy of Walnut Lodge
- Proposal would be inconsistent with the existing built pattern.

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).

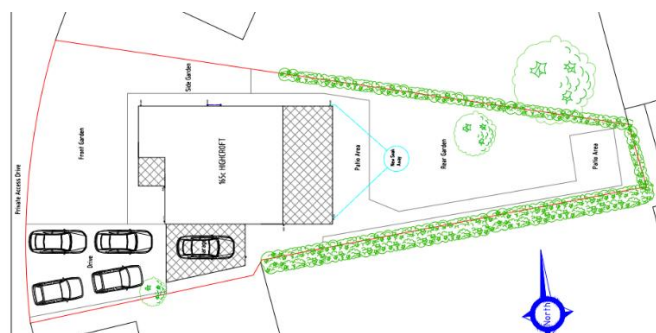
Design and Impact upon the upon the character and context of the area.

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.

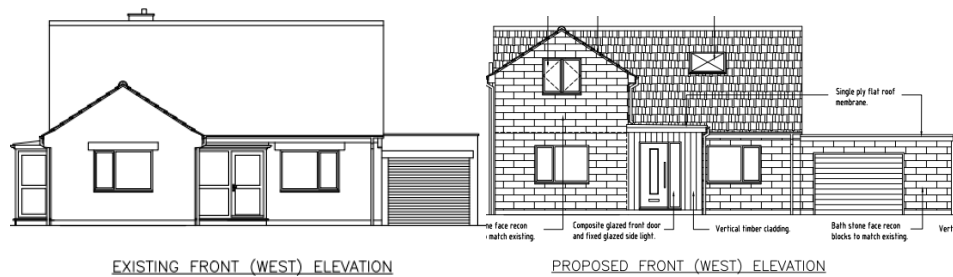
The proposals can be viewed within the plan snippets taken from the submitted plans:



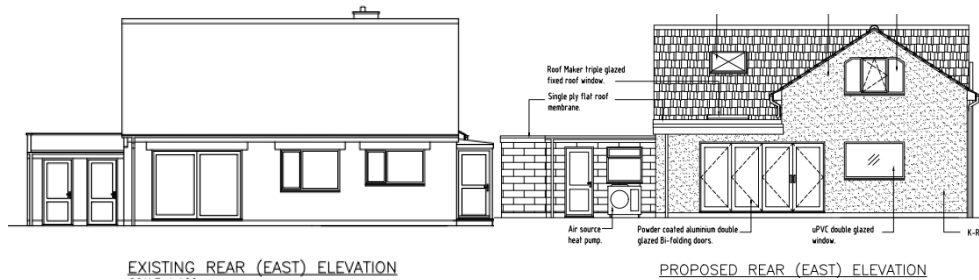
Location Plan



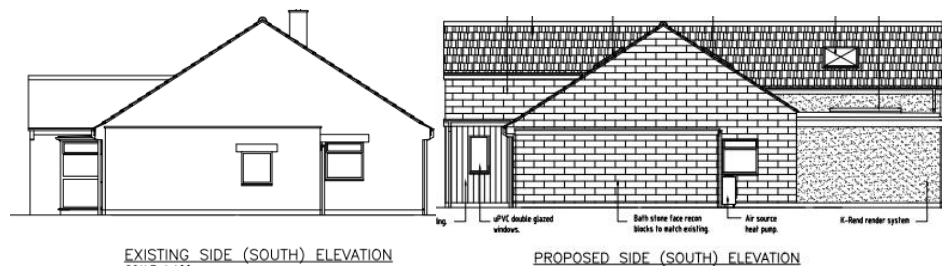
Proposed Site Plan



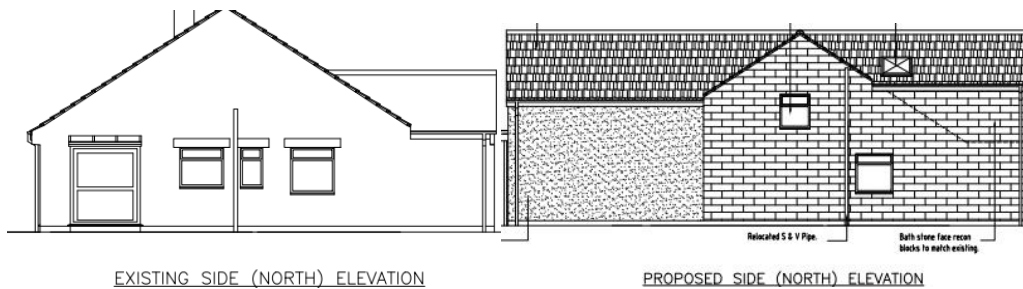
Existing & Proposed Front Elevations



Existing & Proposed Rear Elevations.



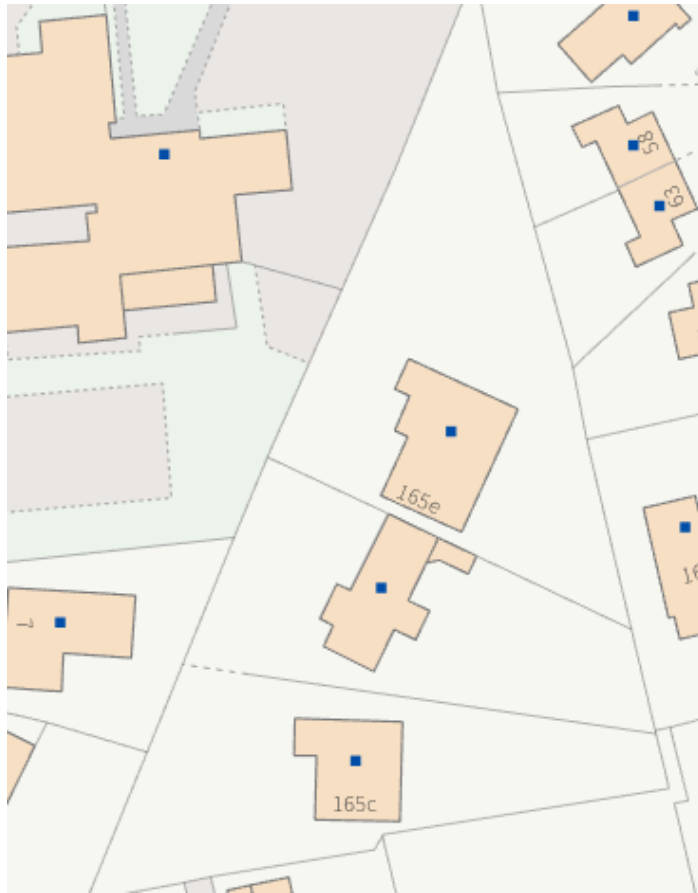
Existing & proposed southern side elevation.



Existing & proposed northern side elevation.

The proposal would see the existing front elevation being extended to first floor height, together with the addition of a new front porch area. The rear of the building's footprint would be extended by 4 metres and would see an increase in height from single storey to two storeys. The main ridge height of the building would remain the same height. The character of the bungalow would materially change, but the design, scale and massing of the proposed extensions are considered acceptable in policy terms.

Third party concern have been received that the final built form would be out of keeping with the neighbouring two bungalows at 165d and 165e. Officers disagree, as the three bungalows do not have a uniform character or similar footprints. The following snippet taken from the council's mapping system shows this to be the case:



The planning history for the two properties at No.165d and No.165e reveals that they have been extended in different ways. Local character is also generated from a wider area than just two nearby properties and in recognising the bungalows are not listed, the immediate area context is a far more appropriate source to base a planning judgement on.

The subject property has very limited architectural value and the proposed extensions are considered acceptable in design terms.

In terms of materials, the proposed scheme would use matching materials with the rear elevation utilising a render finish instead of reconstituted stone, which is acceptable.

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 scheme would introduce full height extensions. The rear aspect of the scheme would be east facing and would look over its long linear garden, such that the separation distance between the proposed extended rear aspect and the boundary with Walnut Lodge is 25 metres, with that neighbouring property being positioned even further away and as such, officers are not concerned there would be unacceptable impacts to that neighbouring property through overlooking, overbearing or overshadowing or when tested against CP57 and the NPPF.

From the mature hedge boundary to the nearest west elevation of the neighbouring dwelling there is an additional 28 metres distance, therefore there would be a total separation distance of 53 metres between the two, intersected by a high-level mature hedge. These factors satisfy officers that there would not be substantive / material harm to the neighbouring property.

In planning terms there is a rule of thumb, and especially in settlement settings, the accepted distance of 21 metres is an acceptable separation distance standard that planning inspectors apply. In this case, the separation is more than double the acceptable standard.

In regard to the proposed upper floor level north facing window, this would serve the proposed landing area and would not serve a habitable room but nevertheless would have obscure glazing to safeguard the privacy interests of the properties at No's 165d and 165e. The submitted revised plans have been marked up to this effect.

In regard to the proposed west facing two storey aspect, officers identify no substantive reason to object. The proposal would be well contained, suitably designed and the mature vegetation would provide some screening value to the properties at No's 7 and 8 Dane Close, where there is a separation distance of approximately 31 metres from the front elevation to the rear of No.8. As detailed above, this is an acceptable separation distance so as to not harmfully impact on these neighbours' amenity.

Due to the siting and orientation of the proposals, there would not be any overshadowing or loss of light to the most immediate neighbour at No.165d.

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. Adequate parking and turning provision are provided within the site and such access arrangements are acceptable. The council's highways officer has been consulted who has not raised any objections.

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.

Cotswold National Landscape.

The site is outside of the Cotswold National Landscape boundary by just over a kilometre, whereby such sensitive land designations are afforded a high level of protection. In this particular instance however, due to the separation distance from the boundary, the overall small scale of the development being located within an established residential area, it is appraised that there would be no harm inflicted on the open character of this nearby land designation.

Special Landscape Area: -

It is noted that the site is within a Special Landscape Area, however, for the above discussed reasons and due to the proposal's small size being located within an established residential area, it is appraised that there would be no harm inflicted on the open character of this land designation.

Ecology Impact CP50 requires no net loss of biodiversity on site. The site is located within the Bath and Bradford on Avon Bat Sac. The proposed development because of its minor nature and location within an established residential urban location is considered unlikely to result in harm to bats or their habitat. There is no mechanism for significant effects from recreational pressure since it does not result in the creation of a new dwelling. Accordingly, the proposal is acceptable in this regard. 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 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.