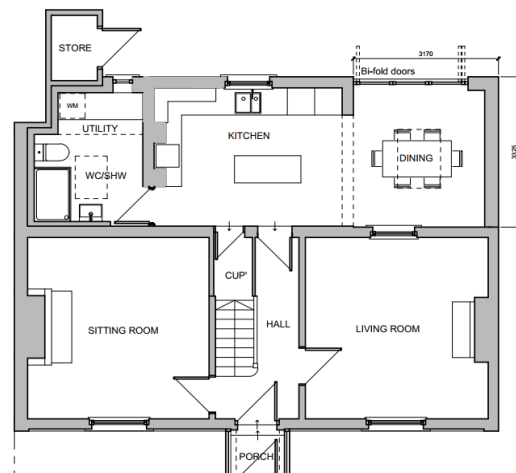
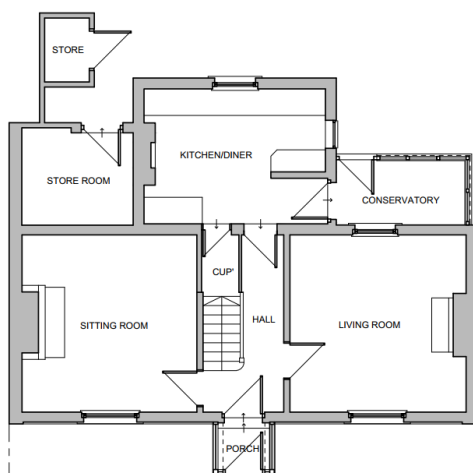


HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03613
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Church Lane, North Bradley, Trowbridge, BA14 0TF
DEVELOPMENT DESCRIPTION:	Single storey extensions to enlarge kitchen and to create wc/shower and utility room
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for single-storey rear extensions to enlarge the existing kitchen and to create a WC/shower room and utility room. The proposal includes the removal of the existing conservatory and the erection of extensions to the rear of the dwelling. Proposed external materials comprise timber cladding and brickwork with tiled and flat roof forms.



SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey semi-detached dwelling situated within the village of North Bradley. The dwelling is constructed primarily of red clay brick with stone detailing beneath a slate roof and occupies a generous residential plot with an enclosed rear garden. The property also benefits from an existing conservatory and domestic outbuildings to the rear.



A public right of way (Footpath NBRA29) runs immediately adjacent to the eastern boundary of the site. The footpath is separated from the application site by an existing close-boarded timber fence and established landscaping, providing a clear physical boundary between the residential curtilage and the public route.

The application site is subject to the following planning policy constraints:

- Public Right of Way (Footpath NBRA29) adjoining the eastern boundary of the site.
- The site lies within the Bechstein Bat 1.5km Core Roost Buffer Zone.
- The site is not located within a Conservation Area.
- The property is not a Listed Building and there are no nearby Listed Buildings whose setting would be affected by the proposal.

Figure 1



Figure 2



Figure 1: View from Footpath NBRA29 adjacent to the eastern boundary of the application site. Purple arrows indicate the route of the public right of way. The red arrow indicates the location of the proposed extension.

Figure 2: View towards the rear of the application site from Footpath NBRA29 showing the existing boundary fencing, landscaping and the location of the proposed extension (red arrow). The route of the public footpath is indicated by the purple arrows.

PLANNING HISTORY

None of relevance

RELEVANT POLICIES AND GUIDANCE

The 2015 adopted Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

The 2021 made North Bradley Neighbourhood Plan

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

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

National Design Guide

New 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

The application was publicised in accordance with statutory requirements and generated one comment from North Bradley Parish Council and one third party comment.

North Bradley Parish Council: No objection

REPRESENTATIONS

One representation was received from a member of the public raising concerns regarding house cramming/ more cars and alleged inappropriate road layouts which does not directly relate to this proposed householder development. The comments

received do not raise any material planning considerations relevant to the assessment of the proposed single-storey rear extensions.

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 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 proposal comprises single-storey extensions to the rear of the dwelling. By virtue of their scale, height and siting, the extensions would remain clearly subordinate and subservient to the host dwelling and would not detract from its overall character or appearance.

The proposed materials comprise a combination of brick and timber cladding with flat and tiled roof forms. These materials are considered to complement the existing dwelling and would integrate satisfactorily with the existing building.

The extensions would be located within the enclosed rear garden and would be largely screened from public views by existing boundary treatments and landscaping.

Whilst limited views may be available from the adjacent public footpath, the development would not be prominent within the wider street scene and would have a negligible impact on the character and appearance of the area.

The site is not located within a Conservation Area, and the proposal would not affect the setting of any Listed Building or other designated heritage asset.

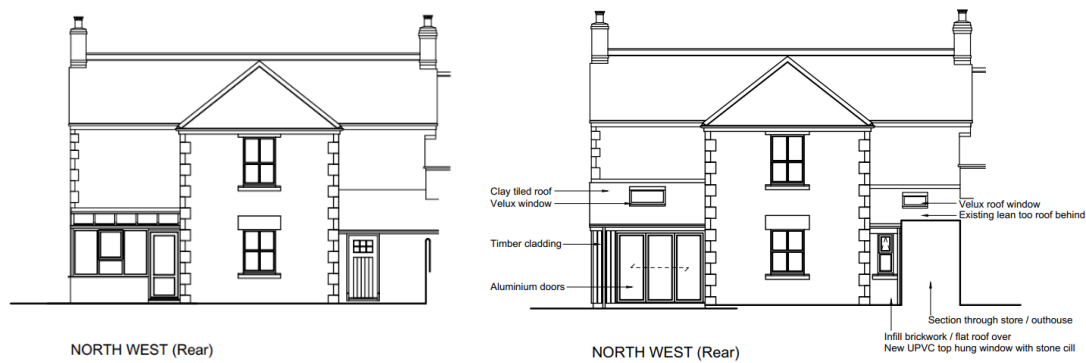


Figure 3: Existing (left) and proposed (right) rear elevations illustrating the scale, form and material treatment of the proposed single-storey extensions.

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

The proposal would replace the existing conservatory, and its replacement would remain modest in scale relative to the host dwelling.

By virtue of their single-storey form on the rear elevation and the presence of existing boundary fencing and enclosure, the development would not result in any unacceptable overlooking, loss of privacy, loss of light, overshadowing or overbearing impact upon neighbouring residential properties.

Existing relationships between the host property and neighbouring dwellings would be largely maintained, and the development would not materially affect the reasonable living conditions enjoyed by neighbouring occupiers.

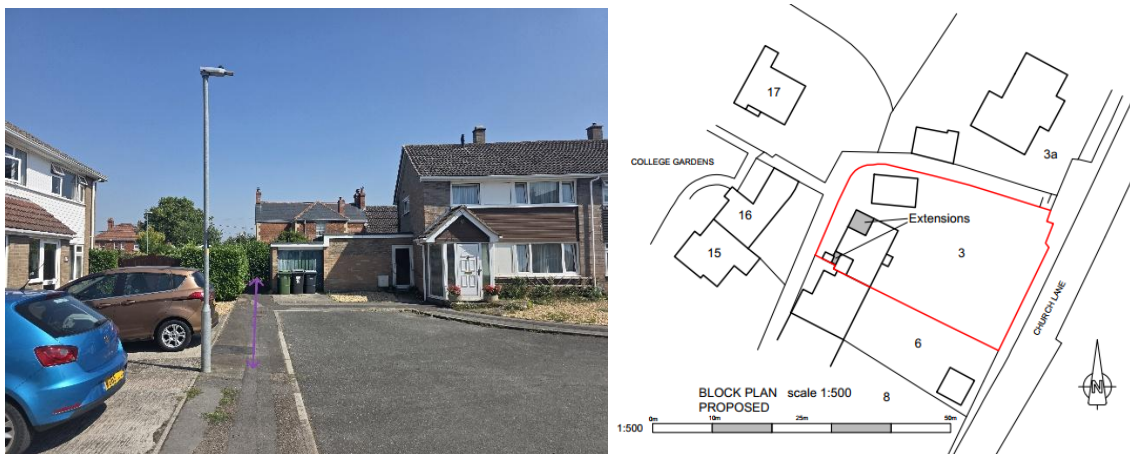


Figure 4: View from College Gardens (left) and location plan (right) showing the relationship between the application site and surrounding residential properties. The proposed extensions would be located to the rear of the dwelling and are largely screened from public views by existing boundary treatments and landscaping.

The proposal therefore accords with 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.

A public right of way (Footpath NBRA29) runs immediately adjacent to the eastern boundary of the application site. The route is clearly defined and physically separated from the residential curtilage by existing boundary fencing and landscaping.

The proposed extensions would be contained wholly within the residential curtilage and would not encroach upon, obstruct or adversely affect the use of Footpath NBRA29. The proposal would not prejudice the safety, convenience or enjoyment of users of the route.

The proposal would not alter existing vehicular access arrangements, parking provision or traffic movements associated with the dwelling. As such, no adverse highway safety impacts would arise as a result of the development.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision would be provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.



Figure 5: Extract from the Council's mapping system showing Public Footpath NBRA29 running immediately adjacent to the eastern boundary of the application site.

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 lies within the Bechstein Bat 1.5km Core Roost Buffer Zone. Given the location of the application site within a core roost buffer for Bechstein bats, and the fact that the proposed development includes works to the existing roof structure, it is noted that such works are localised below the eaves with negligible potential to impact bat roosts. No trees, hedgerows or other habitats of ecological significance would be affected by the proposal, and the scale and nature of the development is such that significant harm to biodiversity is unlikely.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

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

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 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 and 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:

Proposed Plans and Elevations - 1368-P01
Existing Plans and Elevations - 1368-S01
Received on 02.06.2026

REASON: For the avoidance of doubt and in the interests of proper planning