

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

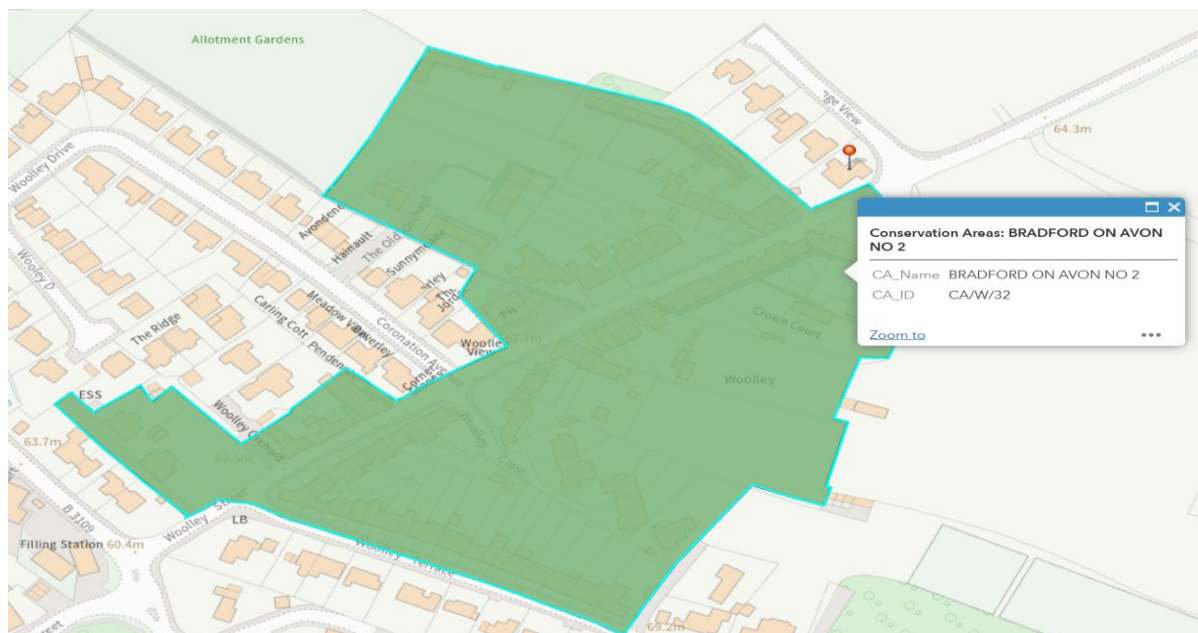
APPLICATION REFERENCE:	PL/2026/03797
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Grange View, Bradford on Avon, BA15 1BQ
DEVELOPMENT DESCRIPTION:	Replacement of existing conservatory with a rear single storey extension, first floor rear extension to replace existing flat roof terrace. New dormer windows, PV panels and rooflight.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of the existing conservatory with a single-storey rear extension, replacement of the existing first-floor flat roof terrace with a first-floor rear extension, and the installation of dormer windows, photovoltaic panels and a rooflight.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached dwelling occupying a prominent corner position at the junction of Woolley Street and Grange View within a residential area of Bradford on Avon. The dwelling includes an existing conservatory to the rear with a first-floor roof terrace/balcony. The site lies outside the Bradford on Avon Conservation Area – shown below by green shading. The red pin marker reveals the location of the site.



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

- Within the wider setting of the Conservation Area.
- Located within the Lesser Horseshoe Bat 2km Core Roost Buffer.

- Located within the Greater Horseshoe Bat Core Roost Buffer.
- Located within the Greater Horseshoe Bat 4km SAC Buffer.

PLANNING HISTORY

Proposal / Summary
W/99/00581/FUL - Full planning permission Decision - Approved Date: 24/5/1999 – Conservatory

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 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

The 2017 made Bradford on Avon Neighbourhood Plan

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

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

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. One consultation response was received from Bradford on Avon Town Council objecting to the application, and two third-party representations were received. One from Bradford on Avon Preservation Trust requesting that the Council's conservation officer be consulted and from a local resident raising some concerns as well as noting some positives on the scheme

Bradford on Avon Town Council: Objects to this proposal at a visually prominent site at the entrance to the conservation area. We would expect the views of the WC Conservation Officer should be obtained prior to any determination to establish

whether or not the proposal would have any significant adverse effect on the conservation area. The proposals would significantly increase the size of the property. The visual impact could be reduced by the use of additional landscaping.

REPRESENTATIONS

Bradford on Avon Preservation Trust

"This is a visually prominent site at the entrance to the conservation area and we suggest that the views of the Conservation Officer are sought prior to any determination. The proposals would significantly increase the volume and bulk of the dwelling and this might be softened by additional landscaping".

Member of the Public

Supports the removal of the existing first-floor terrace due to its potential to overlook neighbouring properties. Concerns are however raised regarding the impact of the proposed ground-floor extension on existing views from the neighbouring property and asks for the consideration of a reduction in the height of the extension and amendments to the roof design.

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 Impact

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.

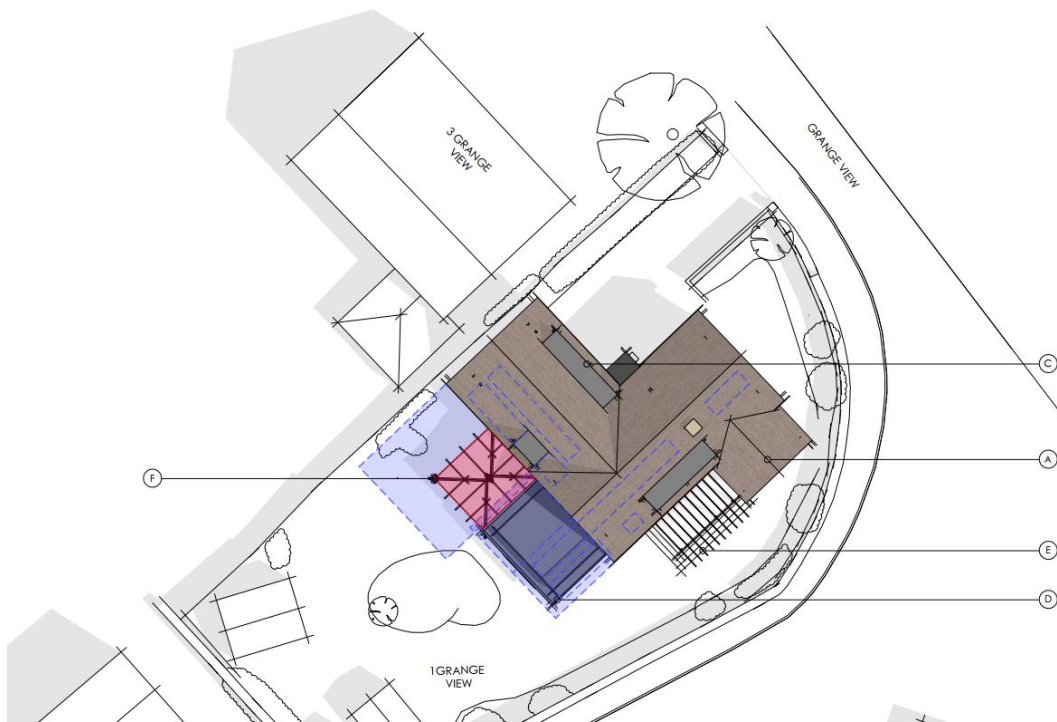
The concerns raised by Bradford on Avon Town Council and the Bradford on Avon Preservation Trust regarding the visual prominence of the site, and the effects of the proposed extensions increasing the scale of the dwelling and the impacts this would have upon the Conservation Area have been carefully considered. It should be noted that whilst no formal consultation took place with the Council's Conservation team, the case officer did approach the Council's principal conservation officer for her views on the application proposal. In response, the conservation officer did not identify any

harm to the setting of the conservation area but did identify positives from the proposed loss of the rear terrace/balcony.

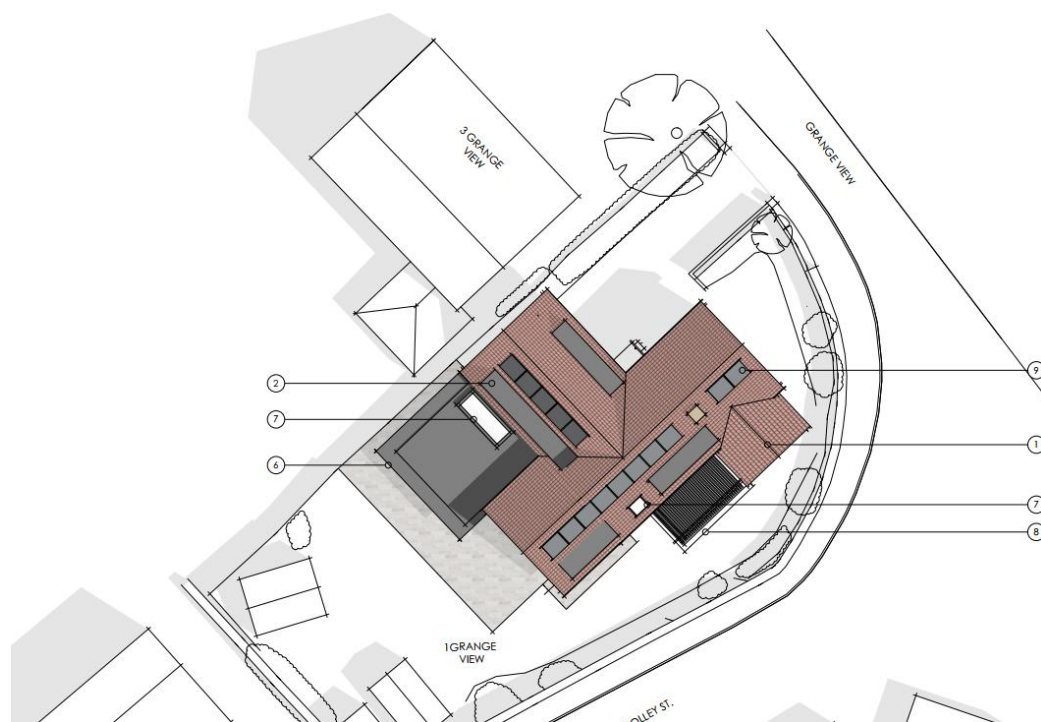


Application Property above left

Whilst the proposal would result in increased massing, it would remain proportionate to the host property and would continue to be read as a domestic extension.



Existing Site Plan



Proposed Site Plan

Officers support the proposed removal of the existing elevated terrace/balcony from the south elevation. The following insert reveals the existing modern house character which would be retained with the proposed additional roof extension and incorporating

another dormer with solar PV installation. The faint blue outline reveals the proposed additional development – which would not disproportionately extend the host property and nor would it appear incongruous.



Existing South Elevation



Proposed South Elevation

The proposal would, from this south roadside elevation, create a more cohesive extension that would better reflect the overall composition and roofscape of the host dwelling.

The proposed dormer alterations are sympathetic in terms of size and positioning, and the proposed materials (clay roof tiles with rendered walling) would be appropriate to the host dwelling and surrounding context.

The proposed photovoltaic panels are acceptable in visual terms and would not appear as an incongruous addition within views of the site. Similar installations are evident elsewhere within the locality.

The proposed rear elevation changes would have little to no effect on the Conservation Area, although planning and conservation officers share the same view that the

p[proposed loss of the elevated fenced terrace would be a positive in terms of the setting to the conservation area.

By virtue of its scale, design and use of materials, the proposal would not result in harm to the character, appearance or setting of the Bradford on Avon Conservation Area.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

The Council's Core Strategy CP57: 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.

Whilst the subject property is visible from the public domain and when leaving the conservation area, and on its approach, the proposed development would not have any harmful effects to the setting of the conservation area.

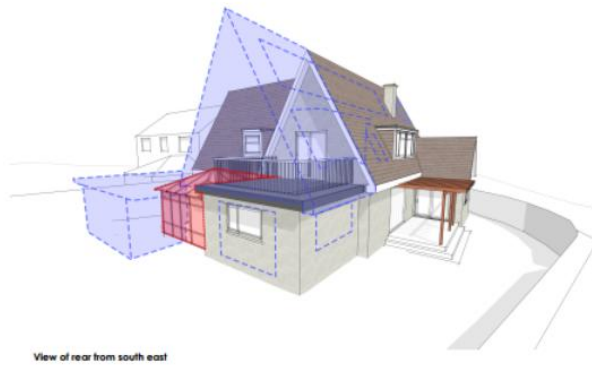
Design and Impact upon the upon the character and context of the area

Adopted WCS Core Policy 57 titled 'Ensuring High Quality Design and Place Shaping' seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal would replace the existing conservatory with a single-storey rear extension and replace the existing first-floor terrace with a first-floor rear extension. Roof alterations are also proposed, including new and enlarged dormer windows, a rooflight and photovoltaic panels.

The proposed extensions would be proportionate to the host dwelling and would be read as a domestic extension and would not appear overly dominant or incongruous.

The concerns raised by Bradford on Avon Town Council and Bradford on Avon Preservation Trust regarding the visual prominence of the site and the increased scale of development have been carefully considered. However, officers have concluded that the proposed extensions would be appropriate development in design and detailing terms.



Weight is duly given to the proposed removal of the existing first-floor terrace shown above. The proposed extensions would result in a more integrated and cohesive form of development that better relates to the overall design and appearance of the dwelling.

The proposed dormers are considered sympathetic to the established design of the property and would remain consistent with the existing roofscape. The proposed materials, including clay roof tiles, render, use of timber weatherboarding and slimline aluminium fenestration, are also considered appropriate and would provide a coherent appearance.

The proposed photovoltaic panels would not result in unacceptable visual harm and are not considered incongruous within the local context. Similar installations are evident elsewhere within the locality.

Whilst additional landscaping has been suggested by Bradford on Avon Town Council and Bradford on Avon Preservation Trust, the proposal is considered acceptable in its own right by virtue of its scale, design, materials and relationship with the host dwelling. Additional landscaping is therefore not considered necessary to make the development acceptable in planning terms.

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 Effects

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

Loss of Light / Overshadowing

By virtue of its scale, siting and relationship with neighbouring properties, the proposed extensions would not result in an unacceptable loss of light or overshadowing to neighbouring habitable rooms or private amenity areas. The proposal would not materially reduce levels of daylight or sunlight available to adjoining occupiers.

Loss of Privacy

The proposal would not result in an unacceptable loss of privacy to neighbouring occupiers. The removal of the existing first-floor terrace would be a benefit in terms of neighbouring amenity. The proposed dormer windows would serve habitable accommodation and would not result in a materially harmful overlooking relationship beyond that which presently exists.

Overbearing Impact

The proposed extensions would be proportionate to the host dwelling and would not appear unduly dominant or overbearing when viewed from neighbouring properties. Concerns have been raised regarding the impact of the proposed extension on views currently enjoyed from a neighbouring property. Whilst these comments are acknowledged, there is no entitlement to retain a private view, and this is not a material planning consideration.

Having regard to the scale, siting and design of the proposed extension, it is not considered that the development would result in an unacceptable sense of enclosure or adverse impact upon the reasonable living conditions of neighbouring occupiers.

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

Ecology Impact

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 falls within the Lesser Horseshoe Bat 2km Core Roost Buffer, Greater Horseshoe Bat Core Roost Buffer and Greater Horseshoe Bat 4km SAC Buffer. The proposal comprises the replacement of an existing conservatory with a single-storey rear extension, replacement of an existing first-floor terrace with a first-floor extension, alterations to existing dormers, and the installation of a rooflight and photovoltaic panels.

Having regard to the nature and scale of the proposed works, the development would not affect features with a reasonable likelihood of supporting roosting bats or other protected species. The proposal relates to alterations and extensions to existing domestic structures and would not result in the loss of features considered suitable for bat roosting.

It is not considered that the nature of the proposed works gives rise to ecological concerns requiring further survey work or assessment.

Whilst the site lies within bat consultation buffers, the scale and nature of the proposed 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.

Wildlife and Nesting Birds:

“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.”

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, the setting of the Bradford on Avon No. 2 Conservation Area, or ecological interests.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Bradford on Avon Neighbourhood 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.