

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08676
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 STOCKHAM CLOSE, CRICKLADE, SWINDON, SN6 6EF
DEVELOPMENT DESCRIPTION:	Single-storey side and rear extension
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a wrap-around single-storey side and rear extension. It has pitched roofs and walls of brick to match. It has an eaves height of 2.55m and maximum height of 3.9m, and it is 2.3m wide to side.

SITE DESCRIPTION

The application site is an end-of-terrace two-storey dwelling known as 8 Stockham Close. It has walls of brick with stone quoins, a gabled tile roof, uPVC fenestration, a rear conservatory, front driveway and rear garden. Its setting is characterised by the varied architecture and undulating layout of the residential street scene. It is in the settlement boundary of Cricklade.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Cricklade Neighbourhood Plan – Made 2018

- Policy H7: Residential Car Parking

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Cricklade Parish Council – Support, commenting in acknowledgement of neighbour concerns and deferring to the LPA to consider controlling construction methods (20/11/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. Two letters of representation were made by members of the public. The comments within the letters raise queries regarding whether the fence on the property border is to be removed, whether the extension would be built astride the boundary line, whether the neighbour's garden gate will be reinstalled, and concerns regarding construction works and potential damage to neighbouring property. Such matters are civil, and it is understood that the applicant has since discussed the concerns with the affected party. As for the boundary query, the applicant has signed Certificate A and the development does not exceed the red line area. Informatives are included on any decision notice reminding the applicant that they have separate obligations under the Part Wall Act 1996 and planning permission does not override any private rights.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by ensuring a positive response to the local context, character and distinctiveness.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The proposed extension utilises scale, form, materials, and details that are considered to respect the host dwelling and articulate it as a subservient addition. Although it would span the width of the plot, it would be set back behind the front elevation to fit into the street scene by retaining some notion of its gaps and rhythm. Furthermore, it is considered to ensure the dwelling remains in proportion to its plot.

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal is considered to satisfy the expectations of adopted design guidance and to meet the requirements of CP57 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are 7 and 9 Stockham Close. Two letters of representation were made by one member of the public, and the concerns therein were acknowledged by the Town Council.

The proposed extension would erode the separation between the site and No.7; however, it would not have a significant adverse impact on the amenity enjoyed the adjacent property. Furthermore, while the extension would have greater height and solidity than the existing conservatory, it would not appear unduly overbearing or significantly overshadow adjoining No.9. The proposal would not introduce direct and harmful overlooking.

Although concerns regarding potential mess and damage to property resulting from construction works are noted, it would not be proportionate or necessary to control construction methods for a minor householder development like this. Planning permission would not override private property rights or responsibilities, and relevant informatives regarding Party Wall Act 1996 will be included in any decision notice.

The proposal is considered to have an overall acceptable impact on the amenity enjoyed by occupants of neighbouring land and therefore to satisfy the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

Biodiversity Net Gain

The proposal was validated as a householder planning application and is therefore understood to be exempt from the requirement to deliver 10% Biodiversity Net Gain (BNG) introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). An Informative is to be added reminding the applicant of the BNG requirements.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to have acceptable impacts in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. It is not found to conflict with the statutory requirements or the provisions of the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The proposal should therefore be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following 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:

Application Form. Materials. Received 31 October 2025.

Location Plan, Block Plan, Roof Plan, Existing and Proposed Elevations and Floor Plans. 01. Received 10 December 2025.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.