

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08940
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 WHITEHILL LANE, ROYAL WOOTTON BASSETT, SWINDON, SN4 7SB
DEVELOPMENT DESCRIPTION:	Proposed front porch
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

Revised plans were submitted on 4 December 2025 to address design concerns, and it is on these plans that the application has been assessed. The proposal seeks planning permission for a front porch. It measures 5.7m wide, 2.7m deep, and has a maximum height of 3.1m; and would be constructed from brickwork walls, uPVC fenestration, and a quasi-hipped roof with plain tiles.

SITE DESCRIPTION

The application site is a two-storey detached dwellinghouse known as 13 Whitehill Lane. It is externally constructed from Flemish-bond red brick walls under a gabled slate roof. Its front elevation faces southeast and features a gabled porch and a roughly symmetrical regular pattern of fenestration; its rear elevation faces northwest and bears a lean-to style extension. The dwelling sits to the northern end of its plot, within which it has access to and from the highway to the east side and enjoys a detached garage. The site is set on the west side of Whitehill Lane, its immediate setting is characterised by the foliage and fields of its countryside surroundings, in spite of commercial development a short distance to the south. The land adjoining to the west contains groupings of trees. The site lies in open countryside to the west of Royal Wootton Bassett, in the Swindon Fringe landscape character area (North Wiltshire Landscape Character Assessment 2004).

PLANNING HISTORY

PL/2025/07406 - Single storey rear extension (APPROVED WITH CONDITIONS 29/10/2025).

PL/2025/05661 – Replacement dwelling (REFUSED 26/08/2025).

PL/2025/02825 - Two storey front and rear extensions (REFUSED 09/05/2025).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)
- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)

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

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):

- Policy 7: Design
- Policy 10: Landscape Setting

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:

Royal Wootton Bassett Town Council – No objection (25/11/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. A site notice was displayed on 18 November 2025. No letters of representation were made by members of the public.

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.

Policy 7 of the Royal Wootton Bassett Neighbourhood Plan seeks to ensure the design of new development respects the character of the area.

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 dwellinghouse appears on the 1st ed. OS (1885) and, in spite of alterations and additions to side and rear, it retains a traditional appearance including in the rough symmetry and rhythm of its front elevation design.

The proposal is described as a porch, but its scale is more akin to a front extension. The proposed porch extension replaces an existing gabled porch and bay window. It is single storey but of a size that would prominently feature on the front elevation; however, its quasi mansard-style roof form interacts well with the pentice roof feature of the existing elevation and it is also considered to integrate effectively with the existing appearance of the dwelling due to its matching brickwork, roof tiles and the pattern and style of its fenestration.

On balance, it is considered to have an acceptable impact on local character and appearance. Therefore, and 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 the requirements of Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and 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 25 and 26 Whitehill lane, however there is a significant degree of separation and no common boundary.

The proposal is for a modest front porch extension and it is considered it would have an acceptable impact on the amenity enjoyed by neighbours and afforded to occupants of the site itself. It would satisfy the expectations of adopted design guidance and the requirements of CP57 (part vii) of the Wiltshire Core Strategy.

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 11 November 2025.

Block Plan. Received 11 November 2025.

Existing and Proposed Plans. 25/3331/03 Rev C. Received 4 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.