

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09041
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	11 Beckford Close, Warminster, BA12 9LW
DEVELOPMENT DESCRIPTION:	Erection of single storey extension, removal of garage and bay window, sundry refenestration works and associated matters.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

11 Beckford Close (the 'site') is a residential plot which adjoins the eastern aspect of Beckford Close – a suburban cul-de-sac situated within the southeast area of Warminster (designated as a Market Town in the Core Strategy).

The site is occupied by a central 3-bedroom bungalow, garage to the south and associated amenity space. The bungalow is a semi-detached property with a pitched roof form, forward projecting gable and modest flat roof addition projecting to the side and rear. The bungalow is formed of painted render walling with a brick plinth with concrete tile roofing. The garage is a small, detached structure that reflects the materiality of the main property. The rear aspect of the site is well-screened by vegetation.

The site is surrounded by residential development to the north, east and south and adjoins the public highway to the west with residential development beyond.

The site is not subject to any notable constraints pertinent to the assessment of the proposal.

PROPOSAL

The proposal seeks householder planning permission for the *erection of single storey extension, removal of garage and bay window, sundry refenestration works and associated matters*.

The proposed extension is situated to the south side and rear of the property. It expands the existing living space of the property and occupies the footprint of the existing flat roof addition and partially occupies the footprint of the existing garage. It is circa 6m wide and 7.5m long (projecting circa 4.3m to the rear of the property) and is a flat roof structure approximately 3.2m high. It features a small roof lantern.

The external alterations include replacing the rear bay window with French doors.

The proposed materials palette includes painted render and a facing brick plinth to match the existing, a single ply membrane and uPVC windows and doors to match the existing.

At the time of the site visit, the property was in the process of being renovated. These works (including like-for-like replacements and repairs), in addition to the internal works referenced within the submitted Design Statement do not require householder planning permission.

PLANNING HISTORY

No relevant records.

RELEVANT POLICIES AND GUIDANCE

Development Plan:

- Wiltshire Core Strategy (Adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 64: Demand management
- Warminster Neighbourhood Plan 2015/2026 (Made November 2016):
 - Policy L1: Design
 - Policy E5: Surrounding environment

Material Considerations:

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 14. Meeting the challenge of climate change, flooding and coastal change
- National Planning Practice Guidance
- National Design Guide
- Wiltshire Design Guide: Appendix D – Design Guidance for Householder Extensions
- Wiltshire Local Plan (reached Reg 24 stage and examination)
 - Policy 73: Transport: demand management
 - Policy 85: Sustainable construction and low carbon energy
 - Policy 98: Ensuring high quality design and place shaping
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

CONSULTATION RESPONSES

Warminster Town Council: No objection.

Highways Department: No objection.

REPRESENTATIONS

One comment has been received from a neighbour seeking reassurance from the developer in relation to the footprint of the extension and its potential to impact their privacy and that any potential damage to the common boundary fence would be rectified by the developer.

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 requirement, this application has been assessed against the relevant policies of the Development Plan and the material considerations set out above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Residential amenity
- Transport
- Other matters

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Policy L1 of the Warminster Neighbourhood Plan encourages the design of development to reflect the principles outlined in Building for Life 12.

Policy E5 of the Neighbourhood Plan states that development should respect local character.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

Layout: The siting of the proposed extension to the side and rear of the property, away from the site frontage and in an area partially screened by the boundary vegetation is positive. The extension is situated slightly further away from the common boundary with the neighbouring property than the existing garage which is also positive.

Scale: The proposal represents a modest increase in scale in terms of footprint and height in comparison to the flat roof addition and the garage it replaces (an increase of circa 32sqm to 50sqm and circa 2.5-2.9m to 3.2m). It sits well below the height of the main range and its width spans less than the existing addition and garage taken together. Resultantly, the proposed extension reads as appropriately subservient to the host dwelling.

Appearance: The flat roof form proposed reflects the existing addition to be replaced which is acceptable. The proposed materials palette and fenestration reflects that of the host dwelling, albeit is of better quality, which is acceptable. The proposed roof lantern and other external alterations, including the removal of the rear bay window, are also acceptable.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Core Strategy, draft Policy 98 of the emerging Local Plan, Policies L1 and E5 of the Neighbourhood Plan and the Design Guide.

Residential Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.

Given the siting of the extension away from no.9 and given its low scale, it would not reduce the daylight or sunlight afforded to no.9 to an unacceptable degree. Given its siting north of no.13, it would have no impact on the sunlight afforded to no.13 and it would have a minimal impact on the daylight afforded to no.13 given the low scale of the extension, the diagonal orientation of no.13 relative to no.11 and the siting and scale of no.13's garage (which partially screens views between nos.11 and 13 to some degree). Consequently, the proposal maintains an acceptable level of natural lighting.

Owing to its physical separation from and off-set orientation in relation to neighbouring properties, in addition to its single storey scale, modest fenestration and the existing boundary treatment, the proposed extension will not generate any unacceptable mutual overlooking. Consequently, the proposal maintains an acceptable level of privacy.

For the same reasons as set out above, the proposal would maintain acceptable levels of outlook for the host and adjoining properties.

With regard to amenity space, the host dwelling together with proposed extension would remain smaller than the rear garden in accordance with the Design Guide.

For the avoidance of doubt, the proposal would not generate any unacceptable levels of other pollution sources (noise, vibration etc).

Having regard to the above, the proposal achieves an acceptable standard of residential amenity for existing and future users of the site and its adjoining uses in accordance with Core Policy 57(vii) and the Wiltshire Design Guide.

Transport

Core Policy 64 requires that development proposals comply with parking standards set out in the Local Transport Plan (which requires that 2 and 3-bedroom dwellings are provided with 2 parking spaces at minimum). This requirement is carried forward in draft Policy 73.

While the proposal involves the loss of the existing garage, the internal dimensions of the garage are less than 6m by 3m and as such, the garage does not comply with modern residential parking standards. In this capacity, the proposal is therefore not considered to involve the loss of an allocated parking space. In any event, the existing drive provides sufficient parking space for 2-3 cars which complies with parking standards.

The proposal therefore complies with Core Policy 64 in this regard.

Other Matters

With regard to the representation, the comment has been shared with the agent and the Council have not been party to further discussions. The matter of privacy has been addressed above and it is considered the proposal maintains adequate levels of privacy for all parties. The potential of the proposal to damage the common boundary fence is a civil matter and all parties are referred to the Party Wall Act informative on the decision notice.

CONCLUSION

In summary, the proposed development constitutes a modest extension that is subservient to the host property and minor alterations that, together with the extension, maintain the quality of the site and its surroundings and bring the property up to modern living standards. While the proposal will impact the residential amenity of no.13 to some degree, this impact is limited by the appropriate siting and low scale of the extension, together with the presence of intervening built form and boundary treatment. The proposal would also retain sufficient parking provision for the host dwelling.

Consequently, the proposal is considered to be acceptable in respect of design, residential amenity, transport and all other matters and therefore complies with the aforementioned policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, Warminster Neighbourhood Plan, NPPF and Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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:

- Site location plan, ref: VL.2025/12/01
- Proposed site layout plan, ref: VL.2025/12/07
- Proposed floor plan, ref: VL.2025/12/08
- Proposed front and rear elevations, ref: VL.2025/12/09
- Proposed site elevations, ref: VL.2025/12/10

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.