

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09118
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Orchard Gardens, Purton, Swindon, SN5 4EJ
DEVELOPMENT DESCRIPTION:	Single-storey rear extension and addition of dormer to front gable
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

Revised plans were received on 18 December 2025 and the description of development altered to reflect the omission of initial proposals for a front dormer, which followed officer advice that it would not be supported. The revised proposal seeks planning permission for a single-storey flat-roofed rear extension.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 10 Orchard Gardens. It has walls of reconstituted stone, a gabled interlocking tile roof with two-storey gabled porch to front, brown uPVC fenestration, gabled garage attached to front, front driveway and a rear garden. Its setting is characterised by the sweeping curves, soft borders and consistent architectural style of the surrounding residential estate. It is in the settlement boundary of Purton. Relevant designations and constraints include North Meadow SAC 9.4km recreational buffer.

PLANNING HISTORY

15/03670/FUL - Re-position of Front Door, Part-Conversion of Garage, Single Storey Side Extension and Two Storey Rear extension (APPROVED WITH CONDITIONS 04/06/2015).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)

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

Purton Neighbourhood Plan - Made November 2018

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:

Purton Parish Council – No objection (16/12/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. 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.

Appendix D of the Wiltshire Design Guide (WDG) 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 rear extension is small in scale, harmonises materially and would clearly read as a subservient addition due to its scale and conformity to the lines of the existing building. Although its flat roof contrasts with the gabled forms of the dwelling, it is considered to satisfy the expectations of Appendix D of the WDG, which advises that “[w]here a flat roof is appropriate on a single storey extension the roof should relate to original horizontal elements...”.

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 9 and 11 Orchard Gardens and 45-49 Dogridge.

The proposed extension is small in scale; it would not materially harm the amenity enjoyed by neighbours, subject to a condition that its flat roof area is not used as a balcony or similar amenity space, for the overlooking this would cause would be considered detrimental to the privacy of neighbours.

Subject to relevant conditions, the proposal would have an acceptable impact on the amenity of neighbours, satisfying the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Design Guide.

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. Received 18 November 2025.

Proposed Floor Plans. 003. Received 24 November 2025.

Proposed Elevations 004 Rev A. Received 18 December 2025.

Existing and Proposed Roof Plan. 005 Rev A. Received 18 December 2025.
Location and Site Plans. 000 Rev A. Received 18 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.

4. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy