

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09156
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	17 Stone Lane, Lydiard Millicent, Swindon, SN5 3LD
DEVELOPMENT DESCRIPTION:	Single-storey rear extension, front porch, installation of rooflights, and erection of detached outbuilding
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey rear extension (measures approx. 4.8m wide, 4m deep, max 4.6m height), a gabled front porch (measures approx. 2.4m wide, 1.2m deep, max 3.8m height), installation of Velux rooflights to side and rear roof slopes, and erection of a detached garage outbuilding (measures approx. 3.2m wide, 9m deep, max 3.3m height).

SITE DESCRIPTION

The application site is a semidetached two-storey dwelling known as 17 Stone Lane. It has walls of brick, an interlocking tile hipped roof with distinctive catslide shoulder over side elevation, white uPVC fenestration, a front driveway enclosed by timber fences, and a deep rear garden. Its setting is characterised by its deep verges and semi-detached and terraced dwellings creating a spacious linear street scene. It is in the small village of Lydiard Millicent. Relevant designations and constraints include the North Meadow SAC 9.4km recreational buffer, public footpath opposite the site (LMIL97), the settlement record on the Swindon and Wilts HER (MWI9269).

PLANNING HISTORY

N/84/1557/F – Construction of vehicular access (APPROVED WITH CONDITIONS 28/09/1984).

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)

Lydiard Millicent Neighbourhood Plan: Made May 2021

- LM1 – Managing Design in Lydiard Millicent

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:

Lydiard Millicent Parish Council – No comment (08/12/2025).

Wiltshire Council's Highways Team – No objection and suggests an informative (17/12/2025).

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.

LM1 of the Lydiard Millicent Neighbourhood Plan states that any development proposals in Lydiard Millicent must sustain and enhance the distinctiveness of the village and where appropriate the character and appearance of the Lydiard Millicent Conservation Area and its setting.

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 porch and extension are formed by gables and externally constructed from render, which would contrast with the predominantly hipped roofscape of the area and the brickwork elevations of the existing dwelling; however, there is some variation of forms and materials in the street scene and so the proposals are not considered to appear incongruous within the setting. The rooflights would have a minimal visual impact and preserve the dwelling's distinctive catslide shoulder.

The proposed garage outbuilding has a substantial footprint compared to the main dwelling, but it would read as a subservient addition due to its single-storey scale and in being set well back behind the street frontage within a spacious rear garden. Furthermore, it is of similar

proportions to other garden outbuildings in the area. The application form states materials are render walls and concrete roof which are considered appropriate to its setting.

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 meet the requirements of LM1 of the Lydiard Millicent 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 16 and 18 Stone Lane and 2, 3 and 4 Bury Fields.

The proposed single-storey rear extension and front porch are modest and maintain considerable distance from the boundaries with neighbouring properties. The proposed outbuilding is positioned adjacent the boundary with No.18, however it is single storey with eaves of approx. 2.5 at the boundary edge. There would not be any unacceptable dominant or overbearing impacts.

The proposal introduces one high-level rooflight to the rear-facing roof slope serving a bathroom, and three rooflights to the catslide side elevation approx. 1.35m above floor level. The rooflights to catslide side elevation would face directly onto the side elevation of No.18 and are at a height where a degree of overlooking could be achieved, however rooflights primarily serve to provide light rather than a view and any view would be within what could presently be achieved.

No letters of representation were made by members of the public which may indicate a level of impact beyond that identified in the assessment. On balance, the proposal is judged to have an acceptable impact on the amenity of neighbours, thereby also satisfying 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.

Highway matters

The application initially included proposals for alterations to the highway by installing dropped kerbs, however, procedurally, this could not be considered as part of a householder application. The site benefits from an existing access to the highway; an alteration to the highway would legally require a licence from the local highway authority and, in such circumstances, it is understood to not require planning permission. The informative suggested by the Council's Highways Team will be added for avoidance of doubt.

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:

Location Plan. 1339_03. Received 19 November 2025.

Application Form. Materials. Received 19 November 2025.

Proposed Floor Plans. 1339_05. Received 19 November 2025.

Proposed Elevations. 1339_06. Received 19 November 2025.

Proposed Garage Elevations and Floor Plans. 1339_07. Received 19 November 2025.

Existing and Proposed Block Plan. 1339_04_RevA. 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.

Informatives to the applicant:

1. Although the application does not involve an extension to the existing/creation of a new vehicle access/dropped kerb, it is understood that the applicant wishes to do so. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.