

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09072
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 The Masons, Purton, Swindon, SN5 4DJ
DEVELOPMENT DESCRIPTION:	Two storey and single storey extension
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a part two-storey part single-storey side extension. It is externally constructed from brick and render walls and brown tiles to match those found in the existing building.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 2 The Masons. It has walls of brick and render, a gabled tile roof, uPVC fenestration, an attached flat-roofed garage, front driveway and a rear garden. Its setting is characterised by the immediate post-war street scene, composed of similar two-storey semi-detached dwellings around a flat-roofed block of retail units. It is in the settlement boundary of Purton. Relevant designations and constraints include North Meadow SAC 9400m recreational buffer.

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)

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).

Wiltshire Council's Highways Team – No objection (08/12/2025).

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 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 design of the proposed extensions utilises scale, forms, materials and details that respect the architectural style of the host dwelling and enable the extensions to be legible as a subservient supporting addition. Furthermore, it is considered that the proposed extension would integrate effectively into the general street scene, where there is some variation between dwellings but a relatively consistent use of scale, forms and materials. The application form states no trees would be removed in order to accommodate the development.

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 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 1 and 3 The Masons and 4 Pavenhill.

The proposed extension introduces additional bulk in proximity of the boundary with No.3, however no side elevation windows are introduced, and a degree of separation would be maintained such that it would not appear unduly overbearing and nor would it cast a significant shadow.

No letters of representation were made by members of the public that would affect consideration of the effect of the development on amenity, and the proposal is considered to have an acceptable impact on the amenity of neighbours. The expectations of adapted design guidance would be satisfied, as are the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The proposal would increase the bedroom quantum by one to four total and adopted minimum parking standards expect a four-bedroom dwelling to accommodate off-street parking for three vehicles. The Council's Highways Team were consulted and raised no objection, indicating that they are satisfied that the site can accommodate parked vehicles without detriment to the safety of the highway network.

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:

Site Plan and Existing and Proposed Elevations. Dwg 1. Received 17 December 2025.
Existing and Proposed Floor Plans. Dwg 2. Received 17 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.