

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09330
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 THE BARTON, CLYFFE PYPARD, SWINDON, SN4 7QB
DEVELOPMENT DESCRIPTION:	Extension and alterations to detached garage
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

Revised plans were received on 15 December 2025, and the description of development was amended for precision; interested parties were renotified. The proposal seeks planning permission for an extension and external alterations to an existing single-storey detached garage at the site. The extension (measures approx. 5.7m wide, 4m deep, 2.5m eaves and 3.9m max height) has a gabled roof, render walls and fenestration. The external alterations primarily seek to insert fenestration in place of the existing garage bays.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 3 The Barton. It has walls of render, a gabled tile roof, brown uPVC fenestration, a detached garage, and sits within a narrow curtilage with ancillary domestic land adjoining to west. Its setting is characterised by its tranquil bucolic landscape surroundings where soft hedgerow borders provide a sense of enclosure to the rural street scene. It is in open countryside of Clyffe Pypard and Bushton Parish. Relevant designations and constraints include access from C-classified highway.

PLANNING HISTORY

PL/2021/05724 - Certificate of Lawfulness for the existing use of land as Residential Garden (APPROVED WITH CONDITIONS 18/08/2021).

18/04199/FUL - Relocation of Access (APPROVED WITH CONDITIONS 02/08/2018).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)
- 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)

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:

Clyffe Pypard Parish Council – No responses received at time of case officer recommendation.

Wiltshire Council's Highways Team – No objection (19/12/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public during the consultation period.

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 proposed extension to the existing detached garage has the effect of near doubling its size, however the design retains its single-storey scale and uses a complementary roof form and materials such that it would appear to integrate relatively seamlessly. The alterations would erode its character as a garage but would communicate its function as an incidental outbuilding. For these reasons, the proposal is considered to respect the existing building by preserving its appearance as a subservient supporting addition to the dwellinghouse.

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal would have an acceptable effect on the character and appearance of the local area. It would therefore satisfy the expectations of adopted design guidance and the aims 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 5 and 7 The Barton. No letters of representation were made by members of the public.

The proposed extension and alterations to the existing garage are modest, and there remains a firm degree of separation between neighbours. Due to the scale, nature and context of the proposal, it would safeguard the living conditions that would be enjoyed by existing and future occupants of the site and adjoining land and therefore satisfies the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The proposed alterations would cause the loss of garaging, but there is sufficient space within the site's curtilage to accommodate vehicles in compliance with adopted minimum parking standards. No objection was raised by the Council's Highways Team and no potential adverse impacts on highway safety are anticipated.

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:

Existing and Proposed Floor and Roof Plans. 202501 Sheet 1 Rev B. Received 15 December 2025.

Proposed Elevations. 202501 Sheet 3 Rev B. Received 15 December 2025.

Site Plan. 202501 Sheet 4 Rev B. Received 15 December 2025.

Location Plan. 202501 Sheet 5 Rev B. Received 15 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.

REASON: In the interests of visual amenity and the character and appearance of the area.