

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09241
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	185 High Street, Royal Wootton Bassett, Swindon, SN4 7BZ
DEVELOPMENT DESCRIPTION:	The replacement of the existing rear outrigger with a two storey extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of an existing single-storey extension with a catslide roof set to the rear of this semi-detached dwelling, and its replacement with a full, two storey extension.

The extension would be on the footprint of the existing projection and have an approximate footprint of 5.5m wide and 5.6m deep. The eaves and ridge of the hipped roof would match that of the main host dwelling. Openings are proposed on the rear (northwestern) elevation at both ground and first floor with a further window opening on the south-eastern side elevation at ground floor. Three roof lights are also proposed, two within the proposed roof and one within the original, rear roof slope.

In terms of materials, the extension would have red brick elevations at ground floor level to match the host property with rendered elevations above at first floor level. Matching roof tiles are proposed, and the fenestration throughout would be upgraded to white uPVC.

The proposed development would provide for additional habitable accommodation at ground floor level and one additional bedroom and bathroom within the first floor.

SITE DESCRIPTION/CONTEXT

The application site lies on a generous corner plot with High Street lying adjacent to the western boundary of the site where there is the vehicle access into the site and to the detached garage and on-site parking. Due to the location and orientation, the garden widens towards the rear boundary. The adjoining dwelling to the eastern side is known as 27 Vale View with that highway providing for its main vehicle access. Both dwellings have generous front and rear amenity spaces and there is an open, public greensward forming the corner plot forward of the front gardens.

Set firmly within the settlement boundary of Royal Wootton Bassett, the site lies within a residential area characterized by mature, red brick properties and there is a similar vernacular of architectural styles and palette of materials.

The site lies outside of the designated Conservation Area and there are no other known constraints on the site.

PLANNING HISTORY

Proposal / Summary
N/03/02914/OUT - Outline Planning Decision - Refused Date: 10/12/2003 – NEW DWELLING
N/05/00076/FUL - Full planning permission Decision - Withdrawn Date: 14/3/2005 – Erection of Detached Garage/Hobby Workshop
N/05/01110/FUL - Full planning permission Decision - Approved with Conditions Date: 23/6/2005 – Erection of Detached Garage/Hobby Workshop

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Royal Wootton Bassett Neighbourhood Plan - Made April 2018

Technical Housing Standards - Nationally Described Space Standards 2015

Table 1

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

National Design Guide

CONSULTATION RESPONSES

Parish/Town Council: No objection

REPRESENTATIONS

No third party comments were received.

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 statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed development would be on the site of an existing outshot set to the rear of the dwelling. In terms of form, scale and bulk, the extension would broadly replicate a similar projection permitted on the adjoining dwelling at No 27 Vale View. In this respect, the form is considered acceptable and would fit in the character and appearance of the area. Albeit visible from High Street, the development is not considered to result in a sense of enclosure between the rear of the dwelling and those to the rear which front onto High Street due to the depth of the remaindered rear garden.

The choice of matching red brick at ground floor level and matching roof tiles would also help assimilate the extension into the site and setting and it is noted that many of the properties within the vicinity of the site have rendered elements, including the adjoining dwelling at No 27 Vale View. Views of the rear of No 185 are available from Vale View, where the matching form, design and scale of the adjoining dwellings could be glimpsed.

The Town Council has not raised any objection and the subject to conditions to ensure the proposed development is carried out in accordance with the submitted, the proposal is considered to with the design principle set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the guidance and provision of the Framework.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposed extension would not result in significant loss of outlook, overshadowing or detrimental impact on adjacent neighbouring occupiers. As previously opined, the property benefits from a deep rear garden with No 183 High Street, set perpendicular to the north. The proposed first floor, rear facing bedroom window is not considered to result in a significant increase in overlooking or loss of privacy of the property and private rear garden of No 183, over that which can already be undertaken from other properties in the locale.

There are no first floor windows on the eastern side elevation of the proposed extension and albeit roof lights are proposed, there is not considered to be any significant increase in loss of privacy for occupiers of the adjoining dwelling at No 27 Vale View.

It is acknowledged that with the combination of both properties at No185 and No27 having two-storey projections, there may be some overshadowing of the ground floor windows within the original rear elevation. However, there would be approximately 6.5m between these structures and together with the slack, hipped roofs are not considered to result in a significant increase in overshadowing to justify a reason for refusal in this instance.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The adopted Wiltshire Core Parking Standards states that properties with two to three bedrooms should be provided with at least two parking spaces and those with four or more bedrooms be provided with at least three spaces.

It is noted that the proposed plans have labelled one of the original bedrooms as an office and that on this basis there would not be an uplift in bedrooms. This first floor room measures approximately 2.5m by 2.4 at best and would not meet the required national space standards for a single bedroom which should have a floor area of 7.5m².

However, if potential future occupiers of the property were to utilize this space for a bedroom, the property is a town centre location with easy access to shops, schools and community facilities and the requirement to demonstrate one additional parking space in this instance is considered, on balance, unnecessary.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021. Nevertheless, as required by the regulations, any approval must include an Informative on BNG.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.