

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09527
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	School House, Winterbourne Bassett, Swindon, SN4 9QB
DEVELOPMENT DESCRIPTION:	Single-storey rear extension and external alterations
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The description of development was amended on 13 January 2025 to include reference to the external alterations shown on the proposed plans; as this does not materially affect the development itself, no further consultation is deemed necessary. The application seeks planning permission for a single-storey rear extension and external alterations. The extension (measures approx. 9.3m wide, 5.45m deep with max height of 2.6m) has walls constructed from render under a flat roof with overhanging eaves. It features lanterns and large format glazed openings. The proposal includes external alterations to various window openings.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as School House. It has walls of diapered brickwork, a gabled slated roof, uPVC casement fenestration with segmental brick arches with dressed keystones to ground floor and flat arches above, a front garden enclosed from the road by a brick and sarsen stone wall with railings, and a rear garden with detached garage. Its setting is characterised by the narrow linear settlement form, the mix of traditional and modern architecture, and soft or low borders of the rural street scene. It is located in the small village of Winterbourne Bassett which does not have a defined settlement boundary. Relevant designations and constraints include North Wessex Downs AONB and the adjacent Grade II listed building.

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 51: Landscape (CP51)
- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the Kennet Local Plan 2011 (KLP)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

North Wessex Downs Management Plan 2019-2024

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Broad Hinton and Winterbourne Bassett Parish Council – No objection (26/12/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. A site notice was displayed on 13 December 2025. 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, including regard to heritage assets and the National Landscape

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

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 application site appears on the 1st edn. OS map of 1886, retaining its traditional vernacular architecture and sitting prominently in the street scene. It makes a positive contribution to the character and appearance of the local area.

The proposed extension is considerable in size, expanding the dwelling's footprint by approximately fifty percent. It is articulated by rendered walls, a deferential but expansive flat roof with overhanging eaves, and large format fenestration. The extension would contrast with the existing building, but it is obscured from public view and is otherwise not considered to exceed a threshold at which it would overpower the architectural integrity of the existing building. The various external alterations included in the proposal reference the feature details of the existing building, responding positively to its character and appearance.

The site is adjacent to the Grade II listed building known as 19 AND 20, CLIFFE PYPARD ROAD [NHLE: 1033811], however, there would remain visual separation and intervening features sufficient to ensure its setting would be preserved, to which special regard has been had as required by S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Furthermore, the site is observed in the context of other built form and not of a nature or scale that would adversely affect the natural beauty of the North Wessex Downs National Landscape, formerly and legally known as an Area of Outstanding Natural Beauty (AONB), for which there is a duty to seek to further the purpose of conserving and enhancing under S85 of the Countryside and Rights of Way Act 2000 (as amended).

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal has acceptable effect on the character and appearance of the local area including the National Landscape in which it is located. It therefore satisfies the expectations of adopted design guidance and the requirements of CP51 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 The Grove (east) and No.19 (west). No letters of representation were made by members of the public raising concerns in relation to matters of residential amenity.

The proposed extension is considerable in size, but it maintains a degree of separation from the boundaries, where there are also intervening features, therefore avoiding an overbearing presence. It would not introduce overlooking due to its single-storey scale, subject to the condition that the flat roof area is not used as an amenity space.

The overall impact of the development on the amenity of neighbours is considered to be acceptable, safeguarding the amenity of existing and future occupants of the site and adjoining land. It thereby satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

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. Materials. Received 4 December 2025.
Proposed Plans. 1588-02-C. Received 4 December 2025.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. 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.