

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09753
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hillview House, 30 Horsepool, Bromham, Chippenham, SN15 2HD
DEVELOPMENT DESCRIPTION:	Convert part of existing garage to become ancillary annexe accommodation
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

Revised plans were submitted on 8 and 12 January to address concerns raised by the case officer and highways team. The proposal seeks planning permission for external alterations to convert a part-converted garage into a one-bedroom self-contained annexe. The alterations include blocking up the garage bays, addition of a gabled roof to existing flat-roofed outshot, fenestration alterations and internal alterations.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as Hillview House. It has walls of brick, a gabled tile roof, uPVC fenestration, a detached double garage, front driveway and garden and a rear garden. Its setting is characterised by the open qualities and mix of architecture within the village street scene. It is in the settlement boundary of Bromham. Relevant designations and constraints include a TPO (E/43)

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 Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

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

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

Wiltshire Council's Highways Team – Comment requesting confirmation of existing bedroom number and a parking plan to demonstrate compliance with adopted minimum standards (09/01/2026). No objection following receipt of parking plan subject to conditions.

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, including valued trees

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 features of the site itself and the natural and built features of its landscape or townscape 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 existing garage is already part converted by remains legible as a garage from the street scene. The proposed alterations would erode its legibility as a garage through addition of fenestration, but the materials, details and forms used in the alterations are respectful to the existing building and would fit into the street scene. Furthermore, while the garage is within proximity of TPO trees on neighbouring land, there would be no increase in footprint that would potentially encroach on rooting areas, and the application form confirms no works to trees are necessary to implement the development.

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal would have acceptable effects in relation to the character and appearance of the local area including the contribution made by trees. It satisfies 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 36 Greystones and Gardner House (28 Horsepool). No letters of representation were made by members of the public that would affect consideration of amenity.

The proposal consists primarily of external alterations to an existing single-storey building which, due to the relative magnitude of impact, the separation from neighbours and intervening features, are considered ensure an appropriate level of amenity for existing and future occupants of the site and adjoining land would be safeguarded, satisfying the expectations of adopted design guidance and CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The existing garage is part-converted and does not contribute to the site's parking provision, however the bedroom quantum on site would increase. The Council's Highways Team requested a parking plan, which was provided by the applicant on 12 January, and they are satisfied that compliance with adopted minimum parking standards can be maintained. They raise no objection subject to several conditions; however, the conditions recommended by the Highways Team would not meet the tests, foremost because they are not necessary or relevant to the development

Biodiversity Net Gain (BNG)

The application was validated as a householder planning application, which is exempt from the requirement to deliver 10% BNG introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The decision notice should include an informative reminding the applicant of the 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 15 December 2025.

Proposed Plans and Elevations. Drawing: 3 Rev A. Received 8 January 2026.

Location and Site Plans. Drawing: 1 Rev A. Received 12 January 2026.

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.

4. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Hillview House, 30 Horsepool, Bromham, Chippenham and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.