

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08765
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 The Beeches, Lydiard Millicent, Swindon, SN5 3LT
DEVELOPMENT DESCRIPTION:	Extend house to include a side extension, and 1st floor. (resubmission of PL/2025/03078)
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

The proposal seeks planning permission to alter and extend the existing, single storey dwelling on the site by adding an extension to the western and northern side elevations, incorporating the garage into habitable accommodation and raising the roof across the main body of the building and towards the principle elevation to provide for first floor accommodation served by large dormers and further windows within the proposed gable ends.

The overall height of the building would rise to approximately 6.5m with that ridge running east-west across the building. A lower ridge projecting forward to the front (southern) elevation would be approximately 6m high. A flat roof would infill the south-western corner of the building with the existing open parking area to the south-eastern corner remaining open.

In terms of materials, matching brickwork, roof tiles and fenestration is proposed.

The internal accommodation would rise from 4 bedrooms to a total of 6 with additional bathrooms and enlarged habitable accommodation.

It is stated that the additional accommodation is for personal care needs of the occupants with additional accommodation for carers and visiting family. The Local Planning Authority has been provided with comprehensive and confidential information in support of this position.

During the course of the application process, additional drawings were submitted to clarify the height of the existing building and the proposed additions. It was also agreed to amend the description of development to accurately reflect the development proposed.

SITE DESCRIPTION/CONTEXT

The application relates to a detached, brick built, single-storey dwelling located on the inner horseshoe of this unclassified "G" shaped cul-de-sac known as The Beeches and which lies to the north of the main highway which runs through Lydiard Millicent. The Beeches is a wholly residential area set apart from and to the west of the main settlement.

The site lies on the south-western corner of the inner section of this residential turning which, in terms of architectural style and materials contains a variety of detached dwellings, including two storey dwellings with roof dormers within the immediate vicinity of the site. Those located in the inner section are generally single storey, whilst those in the directly adjoining section comprise chalet style properties, two-storey chalet style properties and larger two-storey properties with front elevation roof dormers. Many properties on the outer ring have benefitted from significant alterations and extensions.

Lydiard Millicent is classified as a Small Village within the Wiltshire Core Strategy and whilst not benefitting from a settlement boundary there is a village conservation area which excludes The Beeches. The Beeches lies to the west of the main village between Lydiard Millicent and in an area known as Lydiard Green.

PLANNING HISTORY

Proposal / Summary
PL/2021/09418 - Householder planning permission - Erection of single storey front, rear and first floor extensions and replacement roofs with roof lights. Decision – Refuse. Date: 3/3/2022 Appeal – Dismissed. 03/11/2022
PL/2025/03078 - Householder planning permission Decision -- Extend house to include a side extension, conservatory, separate annex, and 1st floor. Decision – Refuse. Date: 8/7/2025

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 19 Spatial Strategy: Royal Wootton Bassett & Cricklade Community Area
- 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

Lydiard Millicent Neighbourhood Plan – Made May 2021

LM2 – Managing Design in Lydiard Millicent

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Parish/Town Council: Comment. There are concerns in relation to parking provision, potential for on-road parking and resultant highway safety

WCC Highway Engineers: No Objection

Adhere to comments made on PL/2025/03078. The property benefits from adequate off-street parking to meet the current parking standards and the existing vehicle access will not be altered. The proposal is not considered detrimental to highway safety

REPRESENTATIONS

Letters of Representation were received which both support and object to the proposal
A brief summary is listed below;

- The inclusion of annexe and ancillary accommodation is positive
 - Makes efficient use of the plot
 - Supports family cohesion
 - Can play a significant role in relieving housing pressure
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- Have not addressed previous reason for refusal
 - In a prominent corner position and on the inner ring of single storey properties
 - Would alter the established character of The Beeches

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 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.

It is noted that this current proposal has been submitted to overcome the previous application which was refused by the Local Planning Authority for reasons of scale, siting, height, bulk, mass and design. (ref: **PL/2025/03078**).

It is noted that the current proposal has reduced some of the overall bulk from the previous scheme by removing the conservatory, reducing the overall height of the proposed development from approximately 7.7m to approximately 6.5m and subsuming the annexe accommodation into the main body of the property.

It is also acknowledged that the Local Planning Authority has permitted the enlargement and first floor development to No 19 The Beeches (Ref: **PL/2024/00649**).

However, that property at No 19, whilst being on the inner ring of development of The Beeches, is in a significantly more visually discrete location than No 13. It is also considered that the increase in ridge height, bulk and scale of the development in that location also represents a more compact, cohesive and considered architectural solution. It is also noted that the modest dormers are of a scale which sit comfortably within the roof slope and against the scale of dormers within the vicinity of the site.

The proposal at No 13 is therefore not considered directly comparable to No 19 and whilst it is noted that the height has been reduced within this current scheme, this proposal would significantly enlarge the overall footprint of the dwelling towards the public realm in a visually prominent location. The applicant may be of the opinion that a precedent has been set for the height of properties in this inner ring of dwellings, but the Local Planning Authority must consider each application on its own merits and site constraints and therefore direct comparisons regarding ridge heights alone is not considered appropriate in this instance.

The footprint of the main body of the property at No13 would be significantly extended to the west and north, with the main ridge running east-west and with a slightly lower, gable end projection fronting onto the principle elevation to the south. First floor accommodation would generally be served by a variety of large dormer windows, with further windows and glazed walling in the main gable ends on the front and rear elevations.

Whilst it is acknowledged that the overall height of the proposed dwelling has been reduced from that previously proposed, the scheme is still considered to represent an incongruous and contrived development on this open, corner plot.

As opined in the preceding application (referenced earlier) this plot and site is highly visible from the public realm, being located on the corner plot on the inner ring of The Beeches.

The locality has a distinct character and uniformity on account of the inner ring of properties being purposely arranged with a variety of detached bungalows set within fairly spacious plots. Some of these properties have benefited from alterations and extensions and it is clear that some have rooms in the roof, but they still read as bungalows. This layout of low-rise properties provides for a pleasant and open residential character within the inner ring where the gardens and soft landscaping draws the eye as much as the buildings. This viewpoint is clearly and succinctly considered and opined by the Planning Inspector in relation to the appeal on the site (referenced in a preceding section of this report).

The Planning Inspector also explained that No 13 is on a “fairly open corner plot inside a 90 degree bend in the road and is very prominent from various vantage points along The Beeches where it is seen to be one of the bungalows that make up the inner ring.”. As case officer for the current proposal, I have no reason to disagree with that viewpoint and note there are very limited physical changes between the time of that case and the current proposal, with the exception of No19, which has already been addressed and considered to be discounted as directly comparable.

In this respect, the current proposal is still considered to disrupt the coherent range of directly adjacent properties by adding considerable bulk and mass at a high level and would appear incongruous and visibly at odds with the scale and height of the adjacent bungalows. It is noted that a similar property at No 9 The Beeches (Ref: **20/08326/FUL**), has been significantly altered and extended, but that property, from the public realm, still resembles a single storey property and sits comfortably within the site and streetscene of the inner ring of properties.

Given the lack of other similar abrupt changes in height within the inner ring and cognisant of the differences between the preceding and current schemes, the proposal is still considered visually incompatible with the immediate context and surroundings of the site. The use of matching materials is noted but this is not considered to overcome the adverse detrimental visual impact of the scheme.

As such, the proposal is considered to result in harm to the character, appearance and visual amenity of the locality and the development is not considered to be an example of a high standard of design and layout that sustains or enhances the distinctiveness of the settlement.

Wiltshire Council has adopted the Wiltshire Design Guide. Appendix D of that document (p99), states that the form of proposed extensions should be carefully considered to respect the original building, should not dominate the existing building and play a subservient and supporting role and should not be unduly overbearing. As previously considered, the increased height, the increase in bulk of the roofscape for first floor accommodation, the addition of an array of large dormer windows to facilitate the floor space are considered contrary to this adopted document.

The design and articulation of the development is considered incongruous and overtly elaborate. This position is demonstrated by way of the addition of a large, glazed area at first floor level across the front elevation and the large scale of the dormer windows. Notwithstanding the increase and change in roof height and design, the Design Guide continues on p100, to state that the design of dormer windows should reflect the style, proportion and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area.

For the reasons details above, the proposed development does not represent high-quality design, resulting in harm to the character and appearance of the locality. Therefore, it is contrary to Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, and the relevant provisions of the National Planning Policy Framework. The application must therefore be refused on design grounds.

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 development is not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon adjacent neighbouring occupiers over that which can normally be undertaken within a private residential property or garden.

Due to the orientation of the development, the proposed first floor windows to the rear and western side elevations are not considered to result in significant overlooking of adjacent neighbouring occupiers. Albeit the directly abutting sites have single storey dwellings on them, the degree of separation between the application property and those to the north is considered sufficient to not result in directly overlooking or loss of privacy. The proposed first floor window to the eastern roof slope would serve a bathroom and the submitted plans state that this window would be opaque glazed. A suitably worded condition would ensure that this window is opaque glazed as proposed and retained in perpetuity.

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.

It is noted that the Parish Council and neighbouring occupiers have raised concern in relation to the impact of the additional parking requirement on this site. However, their consultation response states that the property benefits from adequate off-street parking to meet Wiltshire's current parking standards and that no change is proposed to the vehicle access. It is further considered by that service that the proposal would not be detrimental to highway safety. As such, it is not considered that a reason for refusal on this element could be sustained at appeal.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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 reminding the applicants of the biodiversity net gain requirements.

Other Considerations

Similar to the preceding application, the applicant has supplied confidential and medical information in relation to their personal requirements for the development. This information has been accepted by the Council, which confirms their reason for pursuing the application to support family members with complex needs. Therefore, due regard is given to the public sector equality duty for a person with protected characteristics under the Equality Act 2010 and this does attract some weight.

However, as set out in the preceding application and considered here, the personal circumstances rarely outweigh general planning considerations and, in this instance, given the substantial conflict with national and local policy in the form of harm to the character and appearance of the site and settlement, the Case Officer is satisfied that this report represents a proportional response in this regard. This concurs with the opinion of a Planning Inspector on a recently dismissed appeal within Wiltshire, which also proposed development for personal care needs. Appeal Ref: **APP/Y3940/D/25/3362084**

CONCLUSION

The proposed development is found to be unacceptable in design terms and to harm the character and appearance of the host dwelling and local area. Although the proposal would ensure appropriate levels of amenity for neighbours and levels of off-street parking and there is no other planning objection, this would not provide a justification for the harm identified. The personal needs for the development is acknowledged, but unfortunately, these matters are not considered to weigh heavily in favour of the proposal. Consequently, conflict is found with Core Policy 57 (i, iii, vi) of the Wiltshire Core Strategy (January 2015), The general principles and guidance of the Framework, with particular reference to Paragraphs 135 and 139 of the Framework and the adopted Wiltshire Design Guide and material considerations do not indicate that a decision should be made other than in accordance with the development plan.

Accordingly, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED.

1. The proposed development, by reasons of its siting, scale, height, bulk, mass and design, would introduce an incongruous and dominant built form that would unbalance the simple and harmonious appearance of the dwelling and fail to integrate with the single storey and consistent building lines in the immediate street scene. Consequently, it fails to satisfy the overall expectations of Appendix D of the Wiltshire Design Guide, in so far as ensuring that householder extensions do not dominate, respect the existing dwelling and neighbouring properties and fit into the general street scene; unacceptably harming the character and appearance of the existing dwelling and local area, and thereby failing to deliver a high standard of design as required by Core Policy 57 (i, iii, vi) of the Wiltshire Core Strategy (January 2015) and paragraphs 135 and 139 of the National Planning Policy Framework (December 2024).