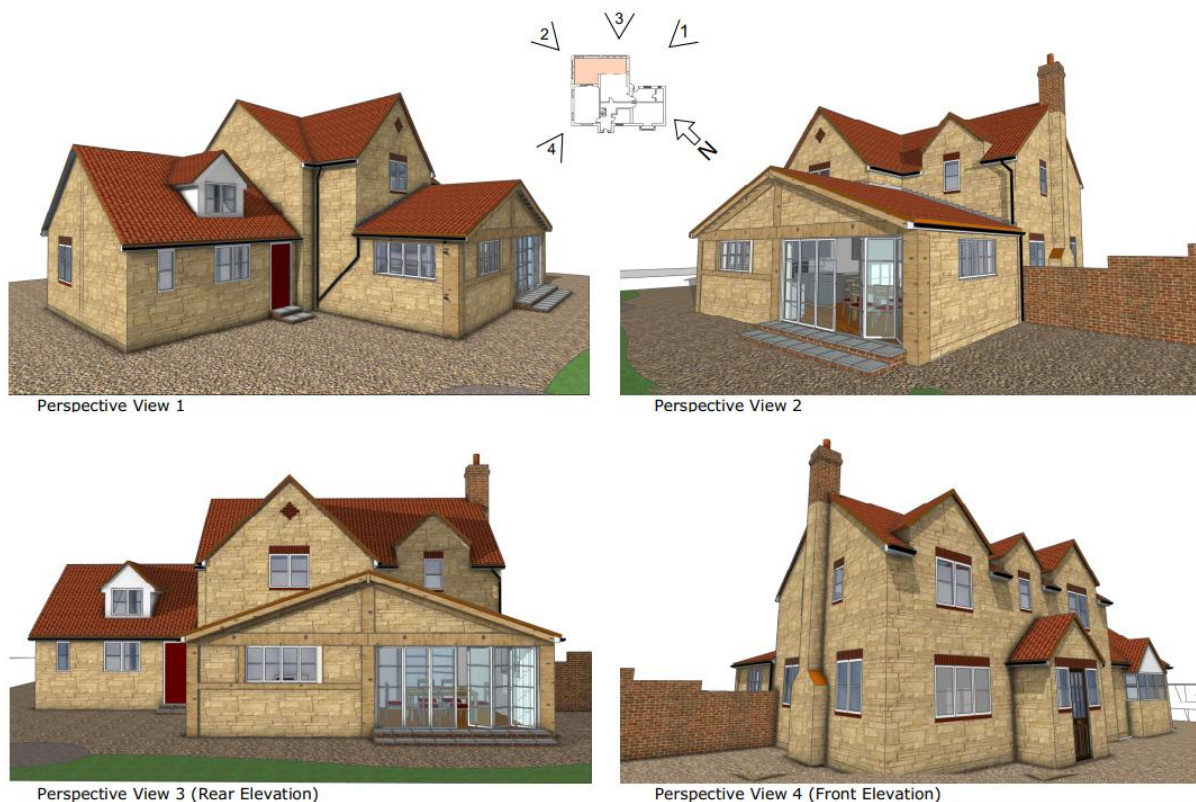


# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                                                                                                                  |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/09545                                                                                                                                    |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                                                                                  |
| <b>SITE ADDRESS:</b>            | Springfield, West End, Foxham, Chippenham, SN15 4NB                                                                                              |
| <b>DEVELOPMENT DESCRIPTION:</b> | Removal of existing metal and glass conservatory to be replaced with new stone faced extension to create an extended kitchen and new dining area |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                                                                                                       |

## PROPOSAL

The proposal seeks planning permission for the siting of an extension on the rear elevation of Springfields. There is an existing conservatory on the northern end of the rear elevation, and it is proposed that this would be removed and replaced with a single-storey extension measuring 8.9m across and projecting 4.5m from the existing rear elevation at its deepest point and approximately 2.9m at its shallowest, with eaves and ridge heights of about 2.35m and 4.10m respectively. The proposal would allow for a kitchen extension and new breakfast room.



Proposed materials are Cotswold stone walls to match the existing house with timber detailing around the windows and doors on the northeast elevation under a gabled and pan tiled roof to match existing, but at a pitch of c19 degrees.

The northeast elevation would have a window to the kitchen area and the breakfast room has a bifolding door to the garden, the southeast and northwest elevations would each have windows. All windows and doors are proposed to match the existing in colour and material.

This site was subject to pre application discussions, although that enquiry proposed a timber framed building with brick infill panels. Pre application advice was that the extension should match the existing dwelling in terms of materials. Concerns were also raised regarding the roof pitch of the dwelling and it was suggested that a lean-to roof or a modern flat roofed structure may be more in keeping with the host building. However, the roof now proposed is as submitted at pre-application stage.

## **SITE DESCRIPTION/CONTEXT**

The site is a detached dwelling in the rural settlement of Foxham. It is outside of the defined development boundary and so is in the open countryside for planning purposes. The dwelling is a predominantly two storey building with gable roof, although there is a lower bay at the southeast end of the dwelling. The walls are recon stone with brick headers to the windows and doors and decorative brick detailing within the gables over the first floor windows.

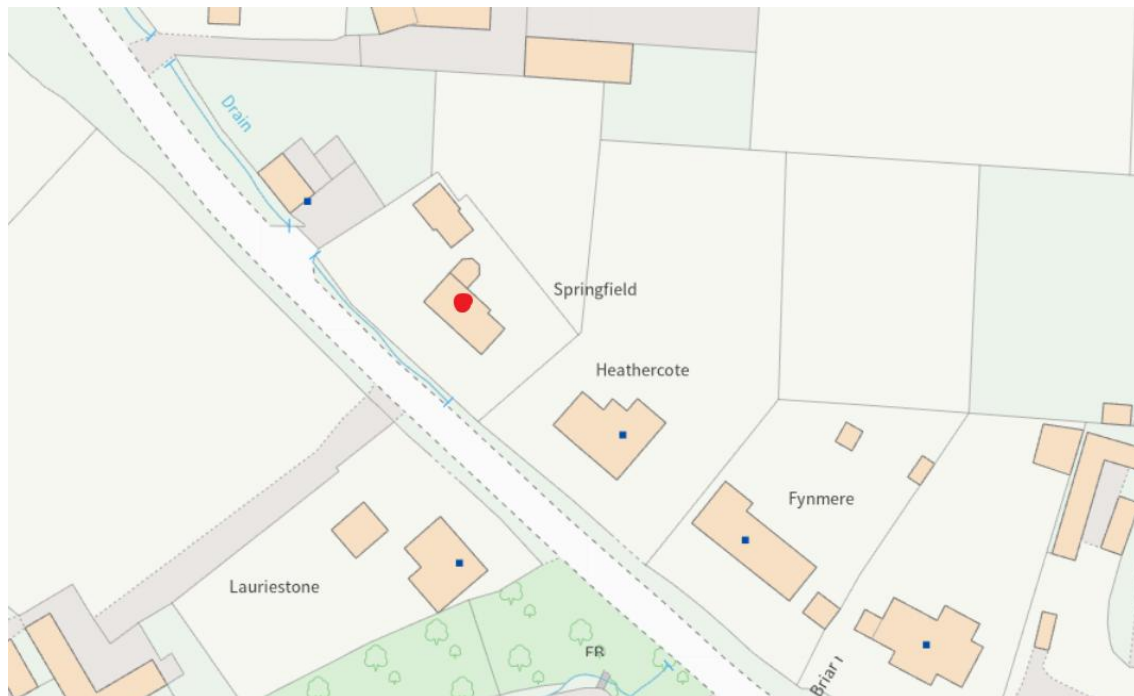


There is a conservatory on the rear (north east) elevation which was granted planning permission in 2001 – see photo of existing rear elevation, below:



1 - View of rear existing

The submitted location plan, above, shows that the dwelling is set centrally within a large plot such that the nearest dwellings are “Heathercote”, c17m to the southeast, “Wrencroft” c57m to the northwest and “Lauriestone”, c28m to the south, on the other side of the highway.



The site is subject to elevated flood risks from fluvial, surface and groundwater sources, although there are no landscape, historical or ecological designations covering the site. There are no listed buildings in the vicinity.

## PLANNING HISTORY

| Proposal / Summary                                                                                          |
|-------------------------------------------------------------------------------------------------------------|
| N/01/01442/FUL - Full planning permission Decision - Approve with Conditions Date: 27/7/2001 – CONSERVATORY |

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41 Sustainable construction and low carbon energy
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 67 Flood Risk

Bremhill Neighbourhood Plan – made February 2018

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

## CONSULTATION RESPONSES

Parish/Town Council: No objection:

*“Following a site visit and discussions with the Applicant and their Architect, consultation with neighbours and careful scrutiny of the drawings, the Parish Council supports this application. The proposed site is not overlooked or visible from the road. The materials proposed and the design are in keeping with similar properties in West End Foxham and reflect the existing elevations of “Springfield”. The functionality of the property will be enhanced by creating more usable space for the family.”*

Drainage: No objection:

*“The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.*

*According to the Flood Risk Assessment (FRA), there is no historic record of flooding at the site. The Environment Agency (EA) mapping indicates that the site is partially located within Flood Zones 2 and 3; however, the proposed building itself is outside these zones. The risk of surface water flooding and groundwater flooding is considered low, and the primary access route via West End is not expected to flood.*

*In contrast, the Strategic Flood Risk Assessment (SFRA) identifies the site as being within Flood Zone 1 but at high risk of groundwater flooding. Additionally, the SFRA notes that the access route could be partially flooded during a 1-in-100-year rainfall event.*

*The planning proposal is for Removal of existing conservatory to be replaced with a new extension to the rear. This extension will be 4.5 m from the rear facade of the sitting room in place of the conservatory and 2.9m from the existing kitchen wall. The width of the extension will be across the rear of the existing building at 8.9m wide. This will give a total new footprint of 32 m<sup>2</sup>. The existing conservatory to be removed is 16 m<sup>2</sup>, therefore the net increase in floor area is 16 m<sup>2</sup>.*

### RECOMMENDATION

*No Objection for the following reasons:*

*The proposed works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. As such, we have no objections to this application.”*

## REPRESENTATIONS

The application was publicised by direct neighbour letter. One letter was received from the neighbour to the southeast, "Heathercote":

*"We are next door neighbours and we have no objection to the proposal."*

## **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.

As referred to above, concerns were raised at pre application stage regarding the materials and roof pitch of the proposal. Materials have now been chosen to match and complement the host dwelling, with Cotswold stone walls, timber detailing to windows and doors, and a gabled pan-tiled roof. The use of these traditional materials represents a clear improvement on the existing conservatory in terms of design quality and visual integration. Windows and doors are proposed to match the existing in colour and material.

Although pre-application advice had suggested alternative roof forms to better reflect the main dwelling's roof pitch, the proposed roof, while slightly different, is acceptable in this context. The extension is set to the rear of the property, approximately 15m from the public highway, and any views from passing points to the north-west would be limited. In any case, the extension would appear no more prominent than the existing conservatory and the improvement in materials enhances the overall appearance of the rear elevation.

The Parish Council has reviewed the proposals and raised no objection, noting that the design and materials are in keeping with the character of similar properties in West End Foxham and that the extension will enhance the functionality of the dwelling.

In summary, the design, scale, and materials of the proposed extension are considered appropriate to the host dwelling and its surroundings, respecting the character and appearance of the property while providing an improved and functional addition. The design is consistent with the guidance set out in Wiltshire Core Strategy Core Policy 57, the Bremhill Neighbourhood Plan, and the Wiltshire Design Guide for householder extensions. Given the modest scale, rearward location, and improved materials, the extension is considered acceptable in design terms and would not harm the character or visual amenity of the property or its surroundings.

### 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 be single storey, with a maximum height of approximately 4.10m, and would be sited on the northern end of the rear elevation. The nearest dwelling is Heathcote, approximately 22m to the southeast of Springfields and with intervening shrubs and planting. The nearest property to the north is about 50m away. Given the separation distances to adjoining properties and the orientation of the dwelling, the extension would not to result in an unacceptable loss of light, overshadowing, or overbearing impact on neighbouring properties.

The nearest neighbour, Heathcote, has confirmed in writing that they have no objection to the proposal.

Overall, the proposed development is considered acceptable in terms of the residential amenity of neighbouring occupiers and therefore accords with Core Policy 57 (point vii) in respect of safeguarding residential amenity.

### Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The Drainage Team have been consulted on the proposal and have confirmed that the site is partially located within Flood Zones 2 and 3 according to Environment Agency mapping; however, the proposed extension itself is entirely outside these areas. The submitted Site-Specific Flood Risk Assessment (FRA) demonstrates that there is no historic record of flooding at the site, and that the risk of surface water and groundwater flooding to the extension is low. The primary access route via West End is not expected to be affected by flooding under normal circumstances.

The Strategic Flood Risk Assessment identifies the site as being within Flood Zone 1 but at high risk of groundwater flooding, with the access route potentially affected during a 1-in-100-year rainfall event. The proposed development is modest in scale, replacing an existing 16 m<sup>2</sup> conservatory with a 32 m<sup>2</sup> single-storey extension, resulting in a net increase of 16 m<sup>2</sup> of built footprint.

The Drainage Team advise that, in their view, the works are minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. No objections were raised, subject to the accuracy of the FRA submitted with the application.

In conclusion, having regard to the submitted FRA and the Drainage Team's comments, the proposed development is acceptable in terms of flood risk and drainage, in accordance with Core Policy 67 and national policy, and no further mitigation measures are required.

#### 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.

### **CONCLUSION**

The proposed development has been assessed in accordance with the provisions of the Wiltshire Core Strategy, the Bremhill Neighbourhood Plan, and national planning policy, including the National Planning Policy Framework. The extension is of an appropriate scale, siting, and design, using materials that complement the host dwelling and enhance the appearance of the rear elevation, in accordance with Core Policy 57.

The proposal would not result in unacceptable impacts on the residential amenity of neighbouring occupiers, with due regard to separation distances, orientation, and limited fenestration, consistent with Core Policy 57 (point vii). The Drainage Team have confirmed that the development would not increase flood risk on site or elsewhere, in line with Core Policy 67 and national guidance.

Having regard to the modest scale of the extension, its rearward location, the support of the Parish Council, and the lack of objection from neighbouring occupiers, the proposed development is considered acceptable and planning permission is recommended to be granted.

### **RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.**

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location and Site Plan SP-01 received 4 December 2025
- Proposed Perspective Views PV-01 received 4 December 2025
- Proposed First Floor Plan PL-02 received 4 December 2025
- Proposed North west elevation EL-02 received 4 December 2025
- Proposed Southwest elevation EL-01 received 4 December 2025
- Proposed Southeast elevation EL-03 received 4 December 2025
- Proposed Northeast elevation EL-04 received 4 December 2025
- Flood Risk Assessment received 4 December 2025
- Proposed Roof Plan PL-03 received 4 December 2025
- Proposed Section SE-01 received 4 December 2025
- Proposed Ground Floor Plan PL-01 received 4 December 2025

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

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