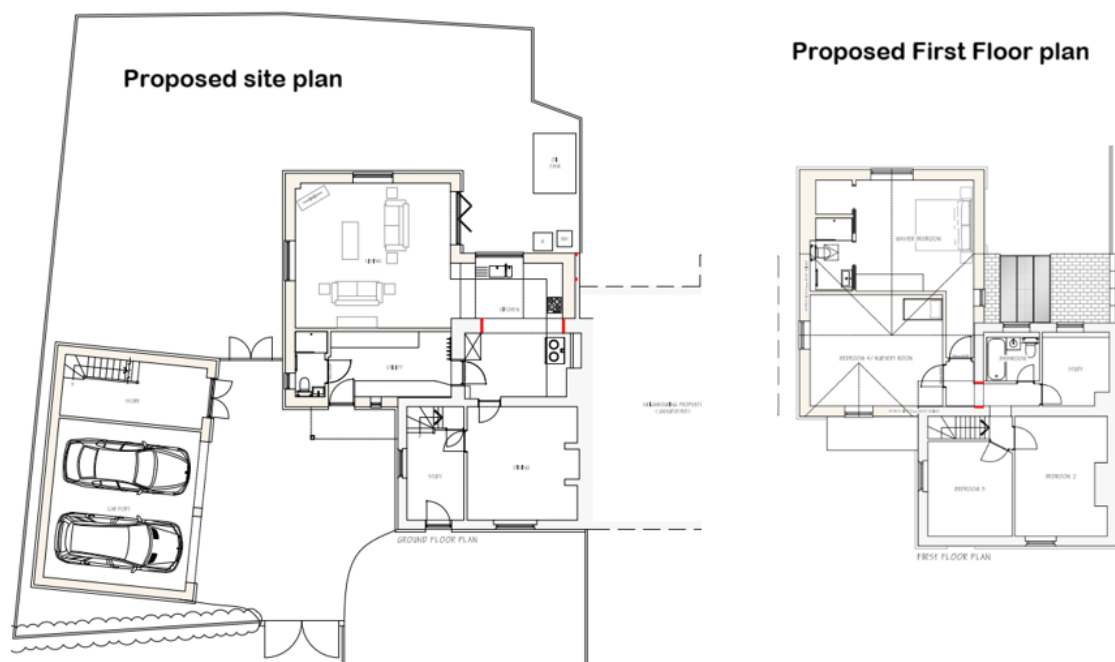


# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                                 |                                                                                                                             |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/09643                                                                                                               |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                                                             |
| <b>SITE ADDRESS:</b>            | 7, Dauntsey, Chippenham, SN15 4JH                                                                                           |
| <b>DEVELOPMENT DESCRIPTION:</b> | Proposed side/rear 2 storey extension. Demolition of existing garage and outbuilding. Construction of new garage and store. |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                                                                                  |

## PROPOSAL

The proposal seeks planning permission for a two storey extension on the rear elevation of the dwelling and the construction of a new garage and store. Extracts of the proposed site plan and proposed first floor plan are shown below with new extensions shaded in buff colour:



The extensions would provide for a larger kitchen, utility room and living room at ground floor level, and two further bedrooms at first floor. The footprint of the existing dwelling is about 51 sqm. The area of the ground floor extensions proposed is approximately 68 sqm.

The extension is proposed to extend to the south by approximately 4.2 metres and to the rear (west) by 6.5 metres. Approximately 3 metres will be seen from the front (street elevation).

The materials will be matching brickwork with dental course to match and matching profile concrete tiles.

The proposed ridge height is approximately 7.3 metres to match the existing dwelling and the proposed eaves are approximately 400mm lower than the existing. Reconstructed stone window surrounds are proposed to match the existing with metal windows.

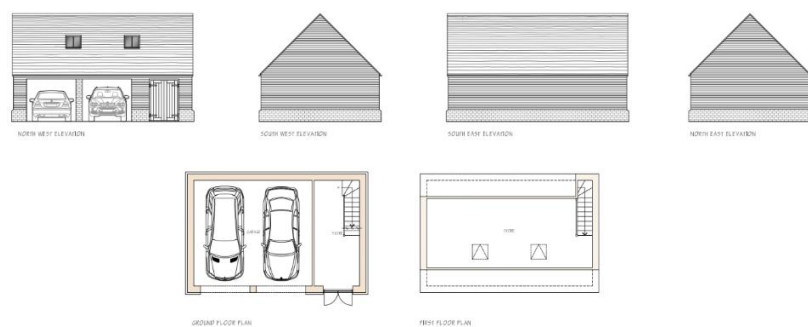
## Existing Elevations



## Proposed Elevations

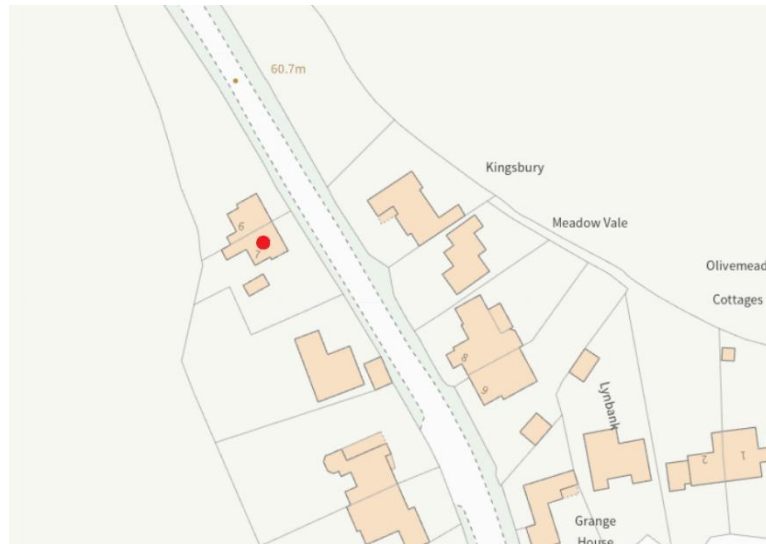


To the front of the site it is proposed to construct a double car port and garden store. This building would be finished in horizontal timber cladding with matching brick plinth, with a footprint of about 6.25m x 9.25m. It would have a gable roof with eaves and ridge heights of about 2.3m and 5.5m respectively. The following plans and elevations have been submitted:



## SITE DESCRIPTION/CONTEXT

The site is No.7 Dauntsey, a modestly proportioned semi detached dwelling located on the west side of the highway in the village of Dauntsey and indicated in red on the plan below.



The attached dwelling in the pair is No.6, to the north of the application site. To the south of the site is “Whitecote”, around 20m away from No.7. To the rear (west) are open fields.



Other neighbouring properties to the south are of a range of styles and ages, but mostly later than the pair of red brick cottages of No. 6 and 7 Dauntsey. That said, a similar pair of cottages, Nos.8 & 9 Dauntsey are on the opposite side of the highway.

The application site is not subject to any historical, ecological or landscape planning policy constraints and there are no listed buildings in the vicinity. The site is in Flood Zone 1 on the Environment Agency's flood risk maps.

## PLANNING HISTORY

None on this site, but PL/2023/06790 refers to an extension at the attached dwelling, No.6 Dauntsey, approved 30.11.2023. The resulting development is of almost identical proportions to the application now being considered – 6.6mw, 4.3m projection past the side elevation, matching ridge height and eaves 400mm lower than the host dwelling. See photograph below of Nos 6 and 7, showing the approved extension at No.6:



That application also proposed a detached garage to the side of the dwelling:



## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

There is no Dauntsey Neighbourhood Plan at this time.

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

## **CONSULTATION RESPONSES**

Dauntsey Parish Council: No objection

Wiltshire Council Highways: No objection

## **REPRESENTATIONS**

The application was publicised by direct neighbour letters; no third-party representations have been received at the time of writing.

## **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.

### **Extension:**

While the footprint of the extension is relatively large in relation to the existing cottage – more than doubling the footprint of it - the proposal is set back to the side and rear of the original property and the eaves height is set down. This makes the extension appear subservient overall, in accordance with the Wiltshire Design Guide; the use of matching materials will integrate the extension within the street scene in general. As well as No.6 having a similarly proportioned extension it is noted that the neighbouring properties of this style at no. 8 and 9 Dauntsey have been extended (under N/10/03370FUL and N/08/01690/FUL respectively). These extended dwellings are shown in the street view images below.

***Below: No.8 Dauntsey***



***Below: No.9 Dauntsey***



There are no designations upon the site that would suggest the proposed extension is not appropriate in terms of its design or scale. The Dauntsey Parish Council has no objection to the proposal and no third-party representations have been received.

The extension is considered to be in accordance with CP57 of the WCS in terms of scale, design, siting and materials.

#### **Garage:**

The proposed double car port and garden store, while technically positioned forward of the dwelling contrary to the Wiltshire Design Guide, is considered acceptable in this instance.

The building would be finished in horizontal timber cladding with a matching brick plinth and would be oriented side-on to the road, ensuring it does not dominate the street scene. Its scale would be proportionate to the significantly extended dwelling, ensuring it remains subservient to the house.

While timber is not a common material in the immediate locality, the site's rural context supports the use of natural materials, which help to reduce visual impact.

Furthermore, the presence of a large front garage at the neighbouring modern dwelling to the south (see photograph below) demonstrates that the proposed development would not be out of character within the immediate context:



The existing timber-clad garage would be removed, further improving the overall appearance of the frontage. Overall, the design, scale, and materials of the proposed garage are considered visually appropriate and would integrate successfully with the surrounding area.

Having regard to the above, the proposals comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

### Amenity

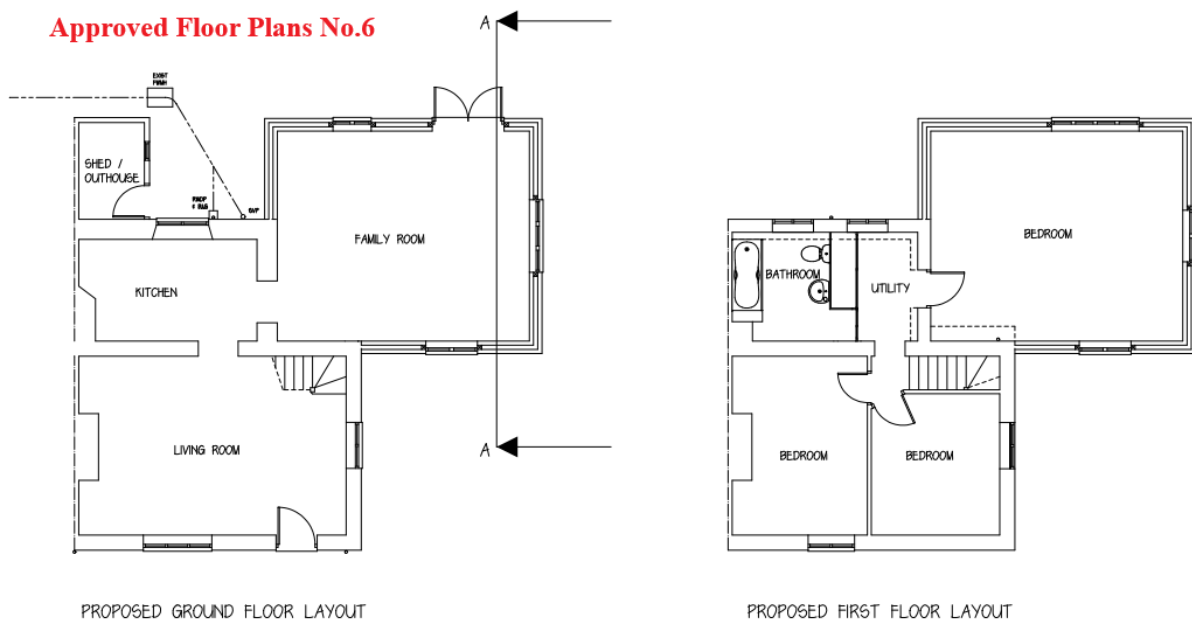
Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

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.

### **Extensions**

The single-storey element closest to the shared boundary with No.6 would project approximately 2.4m along this boundary. According to the approved plans for the previous extension at No.6, the structure immediately adjacent to this part of the boundary is a shed/store, with the main living spaces located towards the front and northern end of the dwelling – see that approved plan below:



The two-storey extension would be set approximately 4.8m from the shared boundary, with eaves of around 3.4m and a gable roof sloping away from No.6. This relatively modest height, combined with the separation distance, ensures that the extension would not appear

overbearing. The extension is located to the south-east of No.6, and while there may be some reduction in morning sunlight, the main living spaces of No.6 would continue to receive daylight, minimising any impact on residential amenity.

With regard to overlooking, bifold doors are proposed on the north-west elevation, facing No.6. These would not result in an unacceptable level of overlooking as they are at ground floor level and would be screened by boundary treatment.

A first-floor window is proposed on the north-west elevation to serve the master bedroom. There are currently no first-floor windows on this elevation, and it is considered that the introduction of a new window in this location could result in overlooking, or a perceived sense of overlooking, towards the garden of No.6. A condition requiring this window to be obscure glazed is therefore considered necessary. Given that a larger window is also proposed on the south-west elevation to serve the same room, such a condition would not be unreasonable.

New windows are proposed on the remaining elevations; however, as first-floor windows already exist on these elevations, the proposals would not increase overlooking to an unacceptable degree when compared with the existing situation.

### **Garage**

The proposed garage would be located on the opposite side of the site from No.6 and would be largely screened by the existing dwelling, ensuring no unacceptable impacts on this neighbour's amenity. To the south, the garage would be set approximately 6m from the dwelling at Whitecote and would present its rear elevation towards Whitecote's gable end, which appears to be blank and contains no principal windows. Given this orientation and separation distance, the garage would not result in any unacceptable loss of light, overshadowing, or overlooking, and is therefore considered acceptable in terms of residential amenity.

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 car port would provide parking spaces for two cars. The planning statement submitted with the application advises there is space for two cars in front of the car port. Three spaces are required for 4+ bed houses in the Council's car parking strategy.

The application form states that there are no alterations to pedestrian or vehicular access.

The Council's Highway Officer has raised no objection to the application, and as such the proposals are 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.

## **CONCLUSION**

The proposed development has been assessed against the relevant policies of the Wiltshire Core Strategy, the Wiltshire Design Guide, and the National Planning Policy Framework. The extensions are considered acceptable in terms of their scale, design, siting, and materials, and would integrate successfully with the host dwelling and the surrounding area, in accordance with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

While the proposed garage is positioned forward of the dwelling, its orientation, scale, and materials are considered visually appropriate in this rural context and would not result in harm to the character or appearance of the area.

The proposal has been carefully assessed in respect of residential amenity. Subject to a condition requiring obscure glazing to the first-floor window on the north-west elevation, the development would not result in unacceptable impacts in terms of overlooking, loss of light, overshadowing, or overbearing effects, thereby complying with Core Policy 57 (vii) and the relevant guidance of the NPPF.

No objections have been raised by statutory consultees, including the Highway Authority, and the proposal provides adequate parking provision in accordance with Core Policies 57 (xiv), 61 and 64.

The development is exempt from Biodiversity Net Gain requirements.

Taking all material considerations into account, the proposal is considered to represent an acceptable form of development that complies with the Development Plan and there are no material considerations that indicate permission should be withheld. The application is therefore recommended for approval, subject to appropriate conditions.

**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:

Site Location Plan 5846/03 received 09.12.2025

Proposed Site Layout 5846 51C received 09.12.2025

Proposed North West Elevation 5846/54 received 28.1.2026

Proposed Floor Plans and Elevations 5846/50C received 09.12.2025

Proposed Block Plan 5846//53 received 09.12.2025

Design and access statement received 09.12.2025

Proposed Garage Drawings 5846/52A received 09.12.2025

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

The first-floor window on the north-west elevation of the dwelling shall be fitted with obscure glazing to a minimum of Pilkington Level 3 (or equivalent) and shall be fixed shut, except for any top-hung fanlight opening above 1.7 metres from the finished floor level. The window shall be retained as such thereafter.

Reason: In the interests of safeguarding the residential amenity of the occupiers of No.6, in accordance with Core Policy 57 of the Wiltshire Core Strategy.

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.