

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## OFFICER DELEGATED REPORT

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|---------------------------------|----------------------------------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/09806                                                                          |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                        |
| <b>SITE ADDRESS:</b>            | 55 Station Road, Royal Wootton Bassett, Swindon, SN4 7ED                               |
| <b>DEVELOPMENT DESCRIPTION:</b> | Demolish and rebuild two-storey rear wing and erection of single-storey rear extension |
| <b>RECOMMENDATION:</b>          | <b>APPROVE WITH CONDITIONS</b>                                                         |

### PROPOSAL

In discussion with the applicant, the LPA amended the description of development on 28 January 2026 to make it more precise. The applications seeks planning permission for the demolition and rebuilding of an existing two-storey rear outrigger, and the erection of a single-storey flat-roofed rear extension to replace an existing conservatory.

### SITE DESCRIPTION

The application site is a mid-terrace two-storey dwelling known as 55 Station Road. It has walls of painted brick and dressed stone, render to rear, a dual-pitched slate roof, brick stacks, and uPVC fenestration. It has a two-storey and single-storey outrigger with conservatory leading into and a rear garden. Its setting is characterised by the residential street scene, its varied townscape and jumbled private amenity areas. It is in the settlement boundary of Royal Wootton Bassett. Relevant designations and constraints include Flood Zone 2 and 3, Flood Zone 1 and surface water flood risk 1 in 100 + Climate Change (40%), EA watercourse 20m buffer, access via C-classified highway.

### PLANNING HISTORY

PL/2025/05602 - Demolition of existing single and two-storey rear projections and replacement with two-storey rear extension (REFUSED 22/08/2025).

- **REASON:** *The proposed extension is found to cause unacceptable harm to the amenity of the neighbouring property, known as 56 Station Road, Royal Wootton Bassett, SN4 7ED, to the detriment of the living conditions that it affords to its occupants now and in the future. Consequently, it fails to satisfy the expectations of the Wiltshire Design Guide (Appendix D) and is found contrary to Core Policy 57 (vii) and paragraphs 131, 135 and 139 of the National Planning Policy Framework (December 2024).*

### RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):

- Policy 7: Design
- Policy 12: Road safety, traffic and transport

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:

Royal Wootton Bassett Town Council – No objection (05/01/2026).

Wiltshire Council's Drainage Team – No objection (22/01/2026).

## **REPRESENTATIONS**

Immediate neighbouring dwellings were notified of the application. One letter of representation was made by a member of the public. The comments therein indicate the member of the public has no objections.

## **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.

### Preliminary matters

The application follows the Council's decision to refuse to grant planning permission under reference PL/2025/05602. Permission was refused due to harm to the living conditions afforded to occupants of the adjoining dwellinghouse, primarily because the scale and proximity of the proposed extension to sensitive living areas. This application is materially different and has been assessed on its own merits.

### 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 application site forms the middle of a terrace, to the rear of which each dwelling bears various extensions and has a rear garden. Rear gardens are generally deep rectangles and delineated by fences - there is a mutual level overlooking. The closest neighbouring dwellings to the application site are 54 and 56 Station Road.

The proposed demolition and rebuilding of the two-storey rear outrigger would not materially harm the living conditions afforded to occupants of neighbouring land. The proposed single-storey extension replaces an existing conservatory, and its flat roof sits marginally lower than the highest point of the side wall of the existing conservatory. The extension has a considerable depth, which will contribute to a tunnelling effect for the occupants of No.56; however, given its single-storey height, it is considered that an appropriate level of amenity would be safeguarded.

The single-storey extension would harm the privacy of the neighbours were its flat roof to be used as an amenity space or were windows to be inserted into its side elevation wall. It is therefore recommended that conditions be used to prevent such occurrences without a grant of planning permission.

The proposal would not harm the living conditions afforded to occupants of the site itself or adjoining properties, subject to such conditions as meet the relevant tests. It therefore satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

#### Design and local character and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Policy 7 of the Royal Wootton Bassett Neighbourhood Plan seeks to ensure the design of new development respects the character of the area.

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 forms the middle of a late 19th to early 20th century terrace, relatively uniform to the front but more 'jumbled' to the rear by varied two-storey and single-storey rear outriggers. The application site's outrigger, and that of adjoining No.54, is set at a peculiar angle.

The sites existing rear conservatory and two-storey outrigger would be demolished, with the two-storey outrigger rebuilt in a matching style which would not be of no detriment to the character and appearance of the dwellinghouse. The proposed single-storey extension, that would replace the existing conservatory, has a considerable depth and its flat roof visual

contrasts, but its modest scale and rendered exterior would enable it to integrate into its setting.

The development would not harm the character and appearance of the host dwelling or local area, subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard. It would therefore satisfy the expectations of adopted design guidance and the aims of Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

#### Drainage and flood risk

The application is supported by a site-specific flood risk assessment which identifies the main sources of flood risk and proposes resilience mitigation measures to ensure the development remains safe throughout its lifetime. The Council's Drainage Team raise no objection. Subject to a condition ensuring compliance with the FRA, the proposal would not conflict with CP67 of the Wiltshire Core Strategy which seeks to ensure that all new development includes measures to prevent increasing risks from flooding.

#### Biodiversity Net Gain (BNG)

The development is understood to be 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 development would 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 16 December 2025.

Flood Risk Assessment. Received 16 December 2025.

Proposed, Floor Plans, Sections, Elevations, Block and Site plan. 24-016-04 Rev A.  
Received 19 December 2025.

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 flat 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the northwest side elevation of the single-storey extension hereby permitted.

REASON: In the interests of residential amenity and privacy.