

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08863
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Wisteria House, 37 Dauntsey, Chippenham, SN15 4HN
DEVELOPMENT DESCRIPTION:	Proposed rear and side extensions
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for alterations and extensions to the side and rear of a residential dwelling location in Dauntsey, Chippenham. The proposal includes rear and side alterations to the ground floor, the creation of a balcony, installation of a Juliet window and dressing room facilities to the first floor.

SITE DESCRIPTION/CONTEXT

Wisteria House is a detached residential property situated within Dauntsey. The dwelling is positioned back from the public highway, accessed via a private drive that extends from a narrow lane serving a small cluster of dispersed properties. The house sits comfortably within a generously sized plot, characterised by a spacious garden and ample provision for off-road parking. Mature boundary treatments, including established trees and hedgerows, enclose the site.

The application site is not in an area of high flood risk and is not subject to any other relevant policy designations.

PLANNING HISTORY

Proposal / Summary
20/08290/FUL - Change of use of building from single dwelling to Children's Residential Home (C2) – Withdrawn
N/03/01697/FUL - Replacement Dwelling and GARAGE – Approve with Conditions
N/03/00804/FUL - Demolition of Existing Cottage and Erect Dwelling and Garage – Approve with Conditions
N/02/02840/FUL - Extensions and Alterations to Dwelling and Detached Garage – Refuse

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

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.

REPRESENTATIONS

One letter of representation has been received. This letter raises concerns over the submitted plans:

- Do not object to the proposed building extensions subject a condition requiring a full length frosted or privacy glass panel (instead of the 1/2 length clear glass panel) is erected to the westward elevation of the 1st floor balcony.

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.

The proposal seeks to alter and extend the existing dwelling upgrade the internal and external habitable space. The proposed works represent a coherent and proportionate series of alterations that respect the scale and character of the host dwelling while improving the internal functionality of the dwelling.

The proposal includes a series of internal alterations with side and rear extensions, at ground-floor level to enhance the functionality and flow of the living spaces. These works comprise the addition and reconfiguration of internal partitions to form a larger open-plan dining and family room, the extension of the existing living room and the redistribution of hallway areas. At first-floor level, the scheme introduces a new dressing room to be directly connected to the master bedroom. In addition, an outdoor balcony featuring a glass balustrade is proposed above the existing single-storey rear projection, providing an elevated outdoor amenity area.

Materials proposed are considered acceptable, comprising a combination of matching and complementary finishes. These include the introduction of timber cladding finished in a dark grey/black colour with dark grey/black UPVC/aluminium elements. The side extension will incorporate white and dark grey UPVC fenestration, which is considered acceptable in this locality.

The proposed extensions and alterations are considered acceptable in terms of their scale, massing and design quality. The additions are viewed as proportionate and would integrate successfully with the form and character of the host dwelling. Having regard to the above, the proposal complies 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.

The proposal seeks permission to install an elevated balcony to the rear of the dwelling. Given its height and position, it is understandable that concerns have been raised regarding the potential impact on neighbouring privacy. The application seeks to alter and extend the dwelling to the side and rear, with the implementation of a first floor balcony sited directly above the rear single storey projection. The balcony would be accessed from the master bedroom, where an existing window opening will be replaced with French doors to allow access and finished with a clear glass balustrade.

Immediate neighbours are located to the west and southwest of Wisteria House, with no. 53 positioned approximately 31m to the southwest, no. 52 around 51m to the southwest, and no. 51 approximately 45m to the west. These are relatively generous separation distances for a rural/residential context, and they provide a degree of spatial buffering between the

proposed balcony and the neighbouring dwellings. It is also noted that the vegetative boundary treatments are well established and provide a degree of natural screening, which would further soften potential intervisibility between the proposed balcony and neighbouring properties.

The representation from the immediate neighbour (at No.53, Lilac Cottage) sets out concerns that the development, as shown on the submitted plans, would result in an unacceptable loss of privacy to their property and a wish for a condition to be imposed requiring a '*full length frosted or privacy glass panel (instead of the 1/2 length clear glass panel)*' to be erected to the South West elevation of the 1st floor balcony element.

Although there is a reasonable distance between the two properties, given the size of the proposed balcony and its height at first floor level, it is considered that the proposal as submitted (which appears to leave the perimeter of the balcony free from any such privacy screen – being defined by a c.1.0m tall glass balustrade) would result in an unacceptable loss of privacy to the garden and facing rooms of No.53.

For this reason, it is considered necessary and reasonable to make use of a condition to compel the installation of a 1.8m (minimum) tall privacy screen along the South Western perimeter of the balcony. The presence of such a condition on the decision has been agreed with the applicant via an exchange of emails, dated 03/02/26.

The relationship of the balcony with other neighbouring properties is more distant and in light of the orientation of the application property facing away from them, will not result in an unacceptable loss of privacy or overlooking.

The proposed changes to the southeast elevation, including the introduction of a Juliet-style window/balcony, would primarily overlook the application site's own garden area. Additionally, the rooflight serving the room indicated on the floor plans would be positioned at an appropriate height above eye level, preventing any unacceptable or direct overlooking.

Subject to the imposition of the aforementioned condition, the proposal will accord with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Access and Parking

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 proposal is not seeking to alter the existing entrance/exit to the highway or increase bedroom quantum, and the curtilage provides sufficient off-road parking for a minimum of three vehicles, in line with the minimum parking standards.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision would be 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.

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 application is seeking to alter an extend a residential property. The site lies within Flood Zone 1 (FZ1), which is classified as having a low probability of fluvial flooding from rivers or the sea. This designation generally indicates that the risk of flooding from these sources is minimal. However, it is important to note that being within Flood Zone 1 does not eliminate the potential for other forms of flooding, particularly surface water flooding. Surface water flooding can occur as a result of intense rainfall events, inadequate drainage infrastructure, or runoff from surrounding higher ground. These factors should be considered when assessing the overall flood risk for the proposed development.

It is the applicant's responsibility to ensure that the proposed alterations and extensions are designed and operated in a manner that does not increase flood risk within the site or to neighbouring land. The applicant should incorporate suitable mitigation measures, such as sustainable drainage systems (SuDS), to manage surface water runoff and minimise potential flood risk impacts on the property and surrounding land.

On this basis, with development proposed solely in FZ1 and no development being proposed in FZ2 or FZ3, the proposal aligns with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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

Subject to conditions, the proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, highway safety or drainage.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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:

Existing Block Plan HWH/25/300
Existing Elevations HWH/25/200
Existing Ground Floor Plan HWH/25/100
Location Plan
Proposed Block Plan HWH/25/1300
Proposed Elevations HWH/25/1200
Proposed First Floor Plan HWH/25/1101
Proposed Ground Floor Plan HWH/25/1100
Proposed Site Plan HWH/25/1300

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

3. Prior to the first occupation of the accommodation and extensions hereby granted planning permission, details of a non-see-through privacy screen of a minimum 1.8m height along the entire length of the South Western perimeter of the first floor balcony (ie. that facing No.53, Lilac Cottage) shall have been submitted to and agreed in writing by the Local Planning Authority. The approved privacy screen shall also be erected prior to the first use or occupation of the accommodation hereby granted planning permission.

REASON: In the interests of securing a form of development that does not result in an unacceptable loss of privacy of the neighbouring residential occupier.