

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## DELEGATED REPORT

|                          |                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2025/09629                                                                            |
| APPLICATION TYPE:        | Householder planning permission                                                          |
| SITE ADDRESS:            | Tanglewood, The Street, Grittleton, Chippenham, SN14 6AP                                 |
| DEVELOPMENT DESCRIPTION: | Proposed ground & first floor extensions, roof extension, internal works and remodelling |
| RECOMMENDATION:          | <b>That Planning Permission be GRANTED</b>                                               |

**Note:** during the life of the application, it was considered that the originally proposed dormer windows were excessive in number, and also disproportionately large. Revised plans were requested and received which reduced the number of dormers and reduced the scale of those that would remain. The following is based on the revised plans.

### PROPOSAL

The proposal seeks planning permission to extend the existing dwelling at ground and first floor level, and to create accommodation within the roof and to create an annexe. This submitted Design and Access statement (DAS) advises that this annexe will be used for relatives, allowing for a degree of independence: *“The annexe accommodation will, at no time, be severed as an independent and unconnected residence and shall, at no time, be sold or let as a separate dwelling, and as such, the application should be considered as one residential dwelling or unit. The annexe will also adhere to the following rules:*

- a) be within the garden of the main dwelling*
- b) have a functional connection with the main dwelling (The occupants will be relatives of the residents of the main dwelling or employed at the main dwelling)*
- c) be used in conjunction with the main house*
- d) be in the same ownership as the main dwelling*
- e) be designed in such a way as to easily allow the annex to be used at a later date as an integral part of the main dwelling*
- f) have no boundary demarcation or sub division of the land between the main dwelling and the annexe.”*

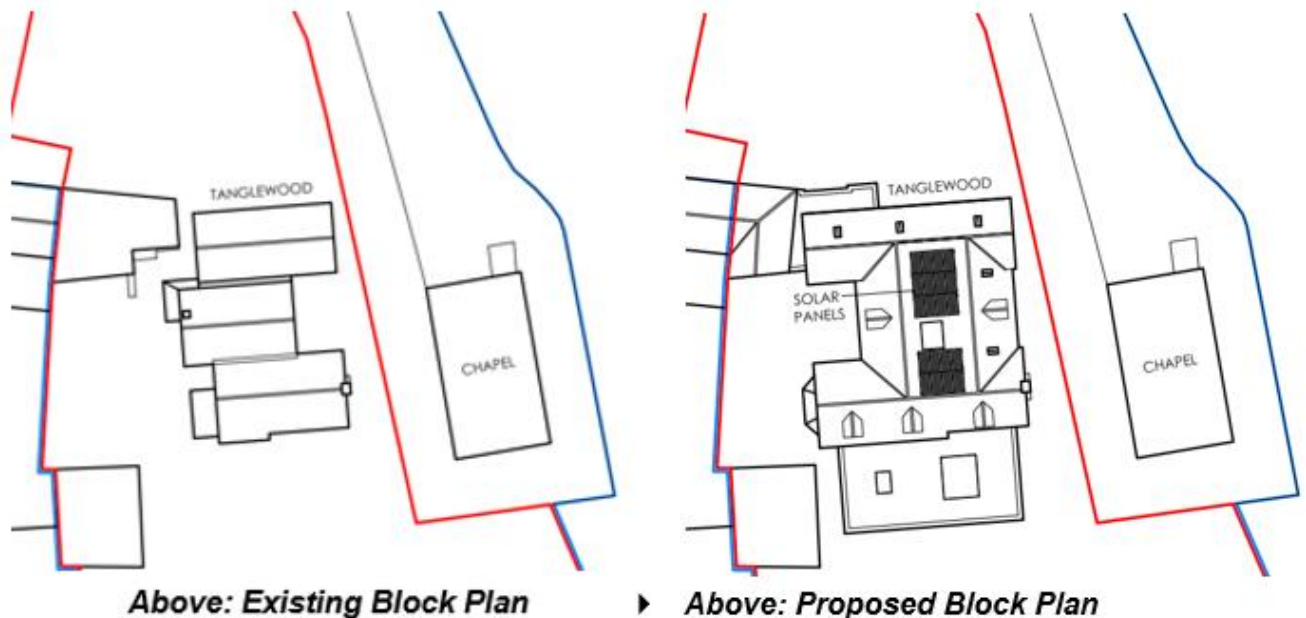
The living area to the main dwelling is proposed to be extended to the south to create an open plan kitchen (with adjoining utility) dining/living space at ground floor. Also on this floor is an “infill extension” on the eastern side, providing a study/office area.

The northern end of the building would create the annexe accommodation, comprising a kitchen and open plan living/dining area.

At first floor the building would be extended to the north to provide two ensuite bedrooms to the annexe. A first floor extension to the east side will form the infill and an additional bedroom is proposed. The south side has been designed to accommodate the master suites, with ensuite bathrooms throughout.

The second floor will comprise a combination of storage, hobbies/ painting and games areas. A ridge height increase of 650mm is proposed to allow for the rooms within the roof.

Extracts of the existing and proposed block plans are shown below:



Proposed materials are a mix of natural stone and render to the walls, with quoins to all corners of the dwelling and Ashlar stone bay window to the west elevation. All existing aluminium windows will be replaced with double glazed UPVC units, and the roof will be finished with reconstructed stone tiles.

To improve the efficiency of the dwelling, the proposal will incorporate the following:

- Insulated roofs, walls and floors.
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Solar panels to new Flat roof at second floor level – the DAS suggests the panels would not be visible from public viewpoints.

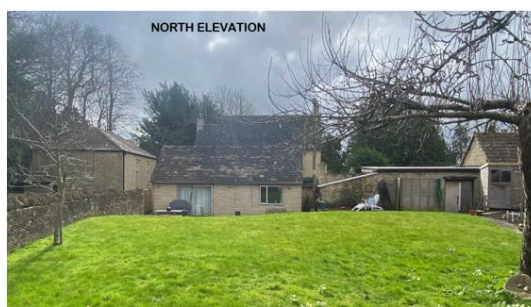
The application forms states that no trees or hedges would need to be removed or pruned to facilitate the development, and there would be no changes to vehicular or pedestrian access, or to parking arrangements.

Extracts of the proposed elevations are below:



## SITE DESCRIPTION/CONTEXT

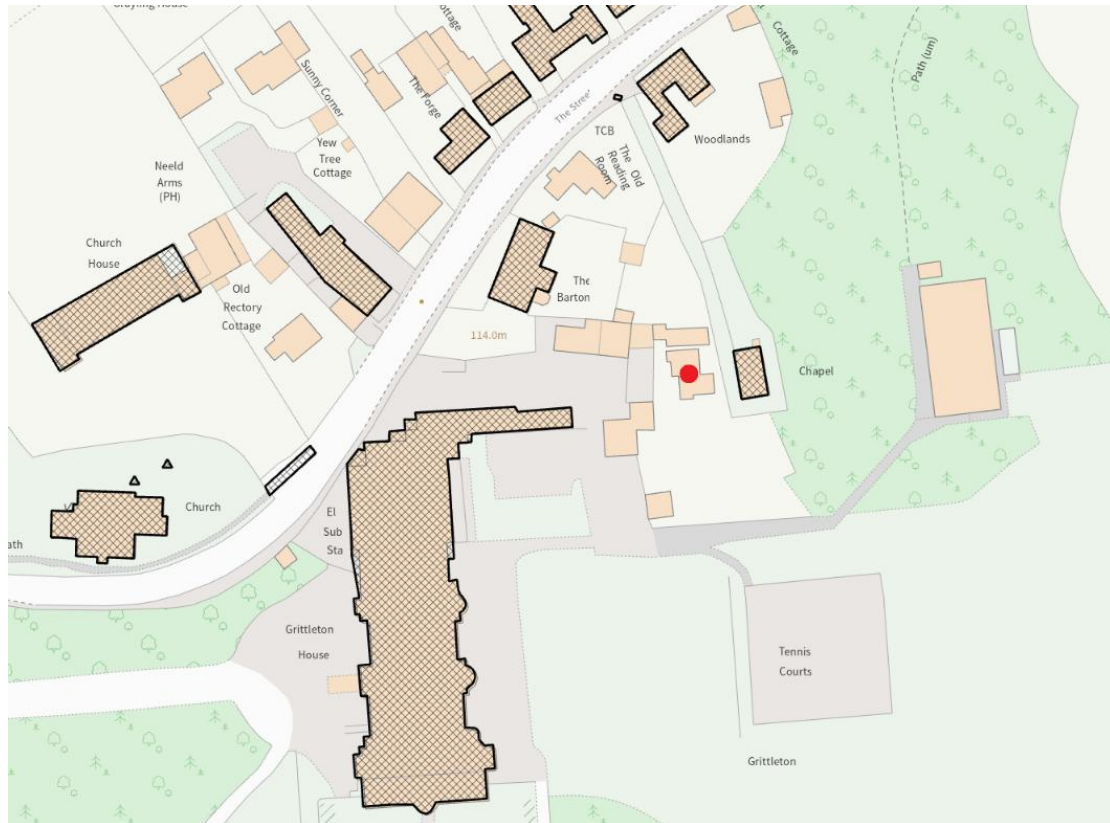
The application site is “Tanglewood” a residential dwelling built in 1975 and located on the eastern side of the village of Grittleton. The property currently has a two storey block which forms the majority of the house with a single storey element, built in 1977, to the north. There are additional single storey porches on the West Elevation. Externally the property is clad in reconstituted stone to walls with concrete tiles to the roof. The windows on ground and first floor are aluminium with reconstructed stone cills. The following photographs have been provided within the submitted design and access statement:



The application site is subject to the following planning policy constraints:

- Grittleton Conservation Area,
- Cotswolds National Landscape
- Tree Preservation Order (N/TPO8) covers the whole of the Grittleton Estate.

The site, which is indicated in red on the plan below has a number of listed buildings around it (black hatching). To the east is Grittleton Baptist Chapel a Grade II\* Listed building. To the west is The Barton (Old Laundry), The Street, a Grade II listed building. To the south west of the site is Grittleton House, Grade II\* Listed.



The site is in Flood Zone 1, with no particular risk of surface water flooding identified.

## PLANNING HISTORY

None that is relevant to this application.

## 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 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

North Wiltshire Local Plan:

Saved Policy NE14: Trees, Site Features and the Control of New Development

Supplementary Planning Document:

Wiltshire Design Guide Appendix D – Design Guidance for Householder extensions

Cotswolds National Landscape Management Plan with particular regard to:

- Policy CE1: Landscape
- Policy CE4: Local distinctiveness
- Policy CE7: Historic environment and cultural heritage

Made Neighbourhood Plans:

There is no made neighbourhood plan for this area at the time of writing.

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

## **CONSULTATION RESPONSES**

Grittleton Parish Council - **No objection** - Subject to materials used externally being in keeping with the conservation area and nearby listed buildings.

Archaeology – consulted due to the historic origins of Grittleton. They advised they have **no comments** in respect of this application.

Arboricultural Officer – consulted as there is a TPO covering the whole Grittleton Estate, and provided the following:

*“The application form states there are no trees on or adjacent to the site that will not be affected by this proposal. Looking at Google Maps, there does not appear to be any trees in the vicinity that will be affected by this proposal. For this reason, I have **no comment** to make.”*

Highways Officer – **No objection**

*“No objection to extension and internal works. The vehicular access appears to be outside of the red line boundary and blue line denoting ownership. I have no concerns with changes to parking or impact on the highway network.”*

## **REPRESENTATIONS**

The application was publicised by direct neighbour letter and site notice. Two representations were received – one objecting to the proposal, and one supporting:

Objection

The objector raises concerns regarding the scale, height and proximity of the proposed development in relation to their dwelling. It is argued that the proposal represents a significant increase from the existing single-storey form to a three-storey building, resulting in an unacceptable level of overlooking and a loss of privacy due to the introduction of first-floor bedroom windows and second-floor dormer windows facing directly towards their property. The representation also expresses concern that the development would be overly dominant and not reflective of a normal domestic scale. In addition, the objector considers that the proposed external materials are inappropriate, stating a preference for natural Cotswold stone walls and stone-tiled roofs rather than rendered finishes. The objector suggests that the scheme should be reduced to no more than two storeys, with window arrangements revised to safeguard residential amenity.

### Support

The supporting representation is submitted by the occupant of a nearby property to the north, who has lived in the area for several decades and was present when the application site was originally developed. The representation states that the existing dwelling has not caused any issues historically and that the proposed alterations would enhance its visual appearance. It is considered that the existing materials, while simple, are appropriate given the site's location away from the historic core of the village, and that the proposed materials would complement the existing building. Reference is also made to a recent planning decision affecting the supporting resident's own property, where visual, noise and privacy concerns were not considered determinative, and this experience informs their view that the proposed works would not result in harm to neighbouring amenity or the wider environment. Overall, the proposal is regarded as acceptable and likely to improve views from the supporting resident's property.

## **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.

### Annexe Accommodation

The application includes annexe accommodation to the north of the main dwelling. The applicant has confirmed that this space is intended for use by family members and will remain ancillary to the main dwelling. The annexe will not be severed or sold or let as an independent dwelling, and there will be no sub-division of the curtilage. This arrangement ensures that the proposal continues to be considered as a single residential unit.

The annexe has been designed to maintain a functional and visual connection with the main dwelling, consistent with the guidance in Core Policy 57 and the Wiltshire Design Guide.

### 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 existing dwelling at Tanglewood is a relatively large, detached property of mid-to-late 20th century origin, set within a spacious plot on the edge of the village. Its current form already includes a two-storey principal block with a single-storey element to the north, and it is not representative of the historic core of Grittleton in terms of age, architectural detailing or materials. Against this baseline, the principle of extending the dwelling is considered acceptable in character terms, subject to the detailed design and overall scale of the proposal.

The application site is relatively enclosed and set well back from the public highway, at a distance of approximately 60 metres. Public views of the dwelling are therefore limited, with visibility largely restricted to the roofscape and parts of the west elevation when viewed from the road. As a result, changes to the external elevations would not be readily perceptible from public vantage points, and the proposal would not give rise to a materially different visual presence within the street scene.

The scheme, as originally submitted, raised concerns due to the number and scale of dormer windows and the resulting visual complexity of the roofscape. Following discussions, revised plans were submitted which reduce both the number and size of dormers, resulting in a more coherent and balanced appearance. These amendments are welcomed and significantly improve the legibility of the design.

The proposed extensions would increase the footprint and volume of the building, including the creation of accommodation within the roof and a modest increase in ridge height of approximately 650mm. While the development would be larger than the existing dwelling, the resulting scale is not considered excessive given the size of the plot, the spacing to neighbouring properties, and the existing presence of a substantial two-storey building on the site. Although the building would accommodate rooms across three levels, its overall appearance would remain that of a large domestic dwelling rather than a visually dominant or incongruous form within its immediate context.

In terms of design approach, the proposal seeks to rationalise the existing form and create a more unified composition. The use of a combination of natural stone and render, along with quoins and an ashlar stone bay, reflects a deliberate attempt to add architectural interest and articulation to elevations that are currently relatively plain. While the proposed render differs from the existing reconstituted stone and concrete tiles, the proposed finishes are considered appropriate for a residential property of this scale and age and would result in a more refined appearance overall. In addition - and in response to the comments of the parish council - the applicant has provided examples of other dwellings in the vicinity which are finished in a combination of stone and render.

The replacement of aluminium windows with double-glazed units would further contribute to a more consistent and updated external appearance.

Overall, taking into account the revised plans, the proposal is considered to achieve an acceptable standard of design. It would not result in harm to the general character or visual context of the area, and it is therefore considered to accord with the design objectives of Core Policy 57 and the Wiltshire Design Guide, subject to detailed consideration of other material planning matters.

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 primary residential amenity concerns raised relate to the perceived increase in height and scale of the building and the potential for overlooking towards neighbouring properties, particularly to the north-west of the site.

In terms of scale and overbearing impact, the proposal includes a modest increase in ridge height of approximately 650mm to accommodate rooms within the roof. Given the separation distances involved, this increase would not result in an overbearing or oppressive impact. The nearest neighbouring dwellings are located at substantial distances from the application building. The objector's property lies approximately 40 metres to the north-west of the site, with a separation distance of approximately 25 metres to the shared boundary. At this distance, the change in perceived scale would be limited, and the proposal would not appear dominant or overbearing when experienced from neighbouring land.

While the northern wing of the dwelling that is closest to the objector would increase from single-storey to two-storey, the separation distances remain generous and are well in excess of typical back-to-back distances commonly applied in residential design guidance. The proposal would therefore retain an appropriate sense of openness between buildings.

With regard to overlooking and loss of privacy, the originally submitted scheme included dormer windows on the north elevation which raised concerns. These have been removed from the revised plans, and only three modest rooflights are now proposed on this elevation. Rooflights of this nature do not facilitate the same degree of direct overlooking as dormer windows and are typically experienced as less intrusive. The omission of the dormers is therefore a material amendment which significantly reduces any perceived overlooking towards neighbouring properties.

The wider context of the site is also relevant. To the west of the application site, the nearest buildings are ancillary structures associated with Grittleton House, which are in the applicant's ownership. To the south are tennis courts, and to the east lies Grittleton Baptist Chapel. The closest unrelated dwelling is The Barton, located approximately 32 metres to the north-west of the site; however, views between the two properties are filtered by intervening ancillary buildings associated with Grittleton House. This further limits any potential impact on residential amenity.

Taking these factors together — including the generous separation distances, the modest ridge height increase, the removal of north-facing dormers, and the surrounding land uses — the proposal is not considered to result in an unacceptable loss of privacy, outlook or residential amenity. The development therefore accords with the amenity objectives of Core Policy 57 of the Wiltshire Core Strategy.

#### 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 vehicular access to the site is unchanged, and there are no alterations proposed to parking or pedestrian arrangements. The Highways Officer has confirmed that there are no objections to the extension and internal works, and that the proposal would not adversely affect the highway network. The development is therefore considered acceptable in highway safety terms and is considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

#### Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

#### *Grittleton Conservation Area*

The application site lies within the Grittleton Conservation Area. However, the dwelling is located approximately 60 metres from the public highway and is set within a relatively enclosed plot. Public views of the property are limited, with only partial views of the roofscape and west elevation visible from the road – see street view image below:



As a result, changes to the external appearance of the dwelling would not be prominent within the Conservation Area, nor would they materially alter its character or appearance when experienced from public viewpoints.

The proposal would not affect the historic street pattern, plot layout or key views within the Conservation Area, and the development would be largely perceived in private views only. In this context, the proposal is not considered to cause harm to the character or appearance of the Grittleton Conservation Area and would preserve its significance in accordance with statutory duties and Core Policy 58.

It is also noted that Grittleton Baptist Chapel is not visible from the public highway, being entirely screened by the existing dwelling. The proposed development would not alter this

situation, and as such, the contribution of the chapel to the Conservation Area would remain unaffected in public views.

### *Setting of Listed Buildings*

The site is surrounded by a number of listed buildings, most notably Grittleton Baptist Chapel, a Grade II\* listed building located approximately 7 metres to the east of the application site. The chapel is a modestly scaled, early 18th-century building of simple architectural form, constructed in rubble stone with ashlar detailing, and its significance is derived from its historic fabric, plan form and restrained vernacular character.

The existing dwelling at Tanglewood is a later, mid-20th century building of limited architectural merit, and it already forms part of the chapel's setting. The proposal includes an infill extension along the eastern side of the dwelling; however, this would not result in the building extending closer to the chapel than the existing built form. The spatial relationship between the two buildings would therefore remain broadly unchanged.

While the massing of the east elevation would increase, the works would rationalise what is currently a visually fragmented and disjointed elevation, resulting in a more coherent and unified form. In design terms, this is considered to represent an improvement to the appearance of the dwelling when viewed in proximity to the chapel. The proposal would not compete with, dominate, or visually overwhelm the listed building, and the simple form and modest scale of the chapel would remain clearly legible.

The boundary between the two sites is defined by a stone wall, with no intervening tree cover. However, given that the proposal does not materially alter the separation distance or introduce an incongruous or assertive form, the setting of the listed chapel would be preserved. The significance of the Grade II\* listed building would therefore not be harmed by the proposed development.

As already noted, the chapel's visibility is already largely restricted from public viewpoints due to the position and form of Tanglewood, and the proposed works would not materially alter the perception of the chapel when experienced from public areas.

### *Conclusion on Heritage Impacts*

Overall, the proposal would preserve the character and appearance of the Grittleton Conservation Area and would preserve the setting and significance of nearby listed buildings, including Grittleton Baptist Chapel. The development is therefore considered to comply with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy, and the heritage objectives of the NPPF.

### Cotswolds National Landscape

The application site lies within the Cotswolds National Landscape, where Core Policies 51 and 57 of the Wiltshire Core Strategy seek to ensure that development respects the character and distinctiveness of the area.

The Cotswolds National Landscape Management Plan encourages development that is sympathetic to local landscape character, enhances local distinctiveness, and avoids harm to valued views and features (Policies CE1, CE4 and CE7).

The site is already part of the built-up fabric of Grittleton, and the dwelling is set well within its plot. While the proposed extensions would increase the scale and massing of the dwelling, the development would remain within the existing curtilage and would not encroach into open countryside. The site is largely enclosed and benefits from existing screening, including buildings and mature trees, particularly to the east beyond the adjacent chapel. Public views of the dwelling are very limited due to its position set back from the highway, with only the roof and part of the west elevation visible.

Given this context, the proposed development would not significantly alter the perception of the site within the wider Cotswolds National Landscape. The increase in scale is proportionate to the plot and existing built form, and the works are not prominent within long-distance views. The development is therefore considered to comply with Core Policies 51 and 57 and the objectives of the Cotswolds National Landscape Management Plan, having regard to landscape character, local distinctiveness and visual amenity.

#### Sustainability and Energy Efficiency

The proposal incorporates a number of measures to improve the energy efficiency and sustainability of the dwelling. These include insulation of roofs, walls and floors, replacement of existing aluminium windows with double-glazed units, energy-efficient lighting, and the inclusion of ventilation measures to prevent condensation.

In addition, solar panels are proposed on the new flat roof at second-floor level. The Design and Access Statement notes that the panels would be visible from limited public viewpoints; however, given the enclosed nature of the site and the scale of the dwelling, any visual impact is expected to be minimal.

These measures demonstrate a proportionate approach to improving the energy performance of the building in line with national guidance and Wiltshire Core Strategy objectives for sustainable development.

#### Trees

The application site lies within the area covered by Tree Preservation Order N/TPO8, which applies to the Grittleton Estate. The submitted application forms indicate that no trees or hedges would need to be removed or pruned to facilitate the development. The Arboricultural Officer has confirmed that there are no trees on or adjacent to the site that would be affected, and no comments are raised in respect of the proposals. The development is therefore considered acceptable in tree terms.

#### 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 proposal seeks to extend and alter Tanglewood, including additional living accommodation and roof-level rooms. The scheme has been revised to reduce the number and scale of dormers, resulting in a more coherent and balanced design.

The dwelling is well-contained within its plot, largely screened from public views, and the design and materials are considered appropriate. Generous separation distances, omission of north-facing dormers, and the modest ridge height increase ensure there would be no unacceptable impact on neighbouring residential amenity.

The development would preserve the setting of nearby listed buildings, including Grittleton Baptist Chapel, and would not harm the character or appearance of the Grittleton Conservation Area. Similarly, as part of the built-up area of Grittleton and with existing screening, the proposal would not materially affect the Cotswolds National Landscape. Energy efficiency measures, trees, and highways arrangements are all acceptable.

Overall, the development is considered to comply with Wiltshire Core Strategy policies CP41, CP51, CP57, CP58, CP61, and CP64, the Wiltshire Design Guide, the Cotswolds National Landscape Management Plan, and the NPPF. Planning permission is therefore recommended for approval, subject to standard conditions and compliance with the approved plans.

**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:

Location Plan 5336/04 received 8 December 2025

Proposed North and East Elevations 5336/55J received 5 February 2026

Proposed South and West Elevation 5336/54H received 5 February 2026

Proposed First Floor Plan 5336/51J received 5 February 2026

Block Plan 5336/57B received 5 February 2026

Proposed Second Floor Plan 5336/52H received 5 February 2026

Proposed Ground Floor Plan 5336/50K received 5 February 2026

Design and Access Statement received 8 December 2025

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

3) All external materials (walls, quoins, render, stone bay, roof tiles) shall match those shown on the approved plans and as detailed in the Design and Access Statement unless otherwise agreed in writing.

REASON: In the interests of visual amenity and the character and appearance of the area.

4) The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: To ensure the rooflights are visually appropriate and sympathetic to the character of the dwelling and surrounding area.

5) The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Tanglewood in accordance with the arrangements outlined in the Design and Access Statement. It shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.