

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09166
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	15 Bolingbroke Close, Hook, Swindon, SN4 8ED
DESCRIPTION:	Alterations to outbuildings and installation of sewage pump
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans and amendments to the description of development were made 14 January 2026 to address representations and clarify proposals for installation of means of foul drainage for the outbuildings; interested parties were renotified. The proposal seeks planning permission for alterations to two existing detached outbuildings and installation of a sewage pumping system to service the outbuilding. The alterations primarily consist in changes to fenestration and internal alterations to install services. The smaller outbuilding is an existing annexe, and remains as such, whereas the longer outbuilding is to be converted from a garden room to home office. Immediately north of the larger outbuilding is proposed the installation of a sewage pump system.

During the life of the application, revised plans were submitted removing reference to the originally proposed septic tank, along with the introduction of a sewerage pump unit. Further publicity was undertaken in respect of the revisions.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 15 Bolingbroke Close, which has a deep rectangular plot containing two detached outbuildings. Both outbuildings are constructed from brick walls, gabled tile and slate roofs, and mostly uPVC fenestration. One is situated behind the host dwelling, while the other is positioned at the end of the garden. The site's setting is characterised by its low density and suburban street scene with countryside views beyond. It is in the small village of Hook which does not have a designated settlement boundary.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Lydiard Tregoze Parish Council – Commented that the application was noted (11/12/2025).

Council Public Protection team – No comment (06/01/2026). No objection subject to condition relating to the wood burner and flue (04/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. Two letters of representation were received, and being made by one member of the public. The comments therein are summarised as follows:

- That the proposed septic tank would be inaccessible for emptying and cleaning with the potential for malodours to arise to the detriment of the amenity of neighbours;
- That the log burner exhaust should ensure adequate provision to limit the effects of smoke on the amenity enjoyed by neighbouring properties;
- That the proposed sewage pump unit has a capacity in excess of what is required for a building of its size, and may therefore operate inefficiently and cause odours to arise.

The representations have been taken into account in the assessment; however, it is pertinent to note that the initially proposed septic tank was substituted for a sewage pump unit in the revised plans. Furthermore, there was some suggestion in the representations that reference to an “office” may be commercial in nature, however, as this is a householder application a grant of planning permission would not authorise a use of the buildings other than for purposes incidental/ancillary to the enjoyment of the dwellinghouse. An informative reminding the applicant can be attached for avoidance of any doubt.

ASSESSMENT

S70(2) of the Town and Country Planning Act 1990 and S38(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.

Amenity, including potential for smoke pollution and malodours

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 closest neighbouring dwellings to the application site are 14 and 16 Bolingbroke Close and 4 and 5 Drury Close. Two letters of representation were made by one member of the public, the concerns therein relating to the effects of particulates arising from a log burner and the potential for malodours arising from the proposed sewage system.

The proposed external alterations to the outbuildings would maintain their single-storey scale and present massing. The use of the buildings would not be materially intensified, and the additional openings introduced on elevations facing boundaries would not cause unacceptable harm to the living conditions enjoyed by occupants of adjoining land.

The development would install a flue and the plans show this would serve a log burner. Notwithstanding that the installation of the log burner itself would not comprise development within the meaning under S55 of the Town and Country Planning Act 1990, the flue is at a low level relative to neighbouring properties and smoke may therefore effect the amenity of immediate neighbours. However, smoke emitted from residential premises may constitute a statutory nuisance controllable under the Environmental Protection Act 1990 (against which the neighbour would have the ability to raise a complaint, regardless of the outcome of this planning application) and the installation of a log burner requires building regulations approval, including certification under relevant schemes (eg. HETAS) to ensure they can be operated safely. Wiltshire Council's Public Protection Team made no adverse comments in respect of the planning merits, although they recommended a condition which seeks to control matters which are already controlled under the separate Building Regulations regime. For this reason, the requested condition is unnecessary. There would therefore be no unacceptable planning harm as potential adverse effects are controlled/controllable under separate legislation.

The development would also install a sewage pump unit feeding into the existing foul water drainage system. The received representation expresses some concern that the proposed pump has too great a capacity for the size and intended use of the outbuildings, with potential for malodours to arise from underuse. Notwithstanding details have been submitted, the planning considerations are primarily for the siting of the sewage pump as ensuring any foul drainage system operates properly and safely for the intended purpose would be the subject of building regulations. As such, malodours are unlikely to arise and there would be no unacceptable planning harm as the potential for adverse effects would be controlled/mitigated by the separate nuisance legislation set out in the Public Protection Act (through which the neighbour would be able to raise a complaint, regardless of the outcome of this application). In any event, the Council's Public Protection team raises no objection to this aspect of the proposal.

It is concluded that the development makes adequate provision for the safeguarding of the amenity of existing and potential future occupants of the site itself and adjoining land. It thereby satisfies the expectations of Appendix D of the Wiltshire Design Guide and CP57 (vii) of the Wiltshire Core Strategy.

Design and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by ensuring a positive response to the local context, character and distinctiveness.

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.

Although of a reasonable scale, the proposed alterations to the outbuildings continue to be considered of a minor scale, and would utilise complementary materials and details. The outbuildings do not feature prominently within the street scene, and the wood burner and sewage pump would similarly not undermine the residential character of the area given their minor scale and discrete siting.

As referenced elsewhere in this report, the grant of permission would not allow the applicant to use the outbuildings for purposes not ancillary to the use and occupation of No.15 as a domestic dwellinghouse. To do so would require the submission of a separate planning application, which would be subject to local publicity and consultation before determination. It is, however, considered reasonable to make use of an informative drawing the applicant's attention to such restrictions and requirements.

There would be no unacceptable impacts on the character and appearance of the area and therefore, subject to such conditions as are necessary to ensure the development is delivered to an acceptable standard, the proposal would satisfy the expectations of adopted design guidance and the requirements of CP57 of the Wiltshire Core Strategy.

Biodiversity Net Gain (BNG)

The application was validated as a householder planning application, which are 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.

CONCLUSION

Subject to conditions, the development would have acceptable effects 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:

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 19 November 2025.

Existing and Proposed Elevations, Floor Plans, Roof Plans and Sections. 25/063. Received 19 November 2025.

Proposed Block Plan. Received 14 January 2026.

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

Informatives to the applicant:

3. The applicant is hereby reminded that this householder planning permission does not authorise the use of the buildings for purposes other than a use incidental to the enjoyment of the dwellinghouse. Should they intend to use the building(s) identified as “office” for commercial purposes, they will require further planning permission.