

**APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION
OFFICER DELEGATED REPORT**

APPLICATION REFERENCE:	PL/2025/09811
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Johannes Close, Lydiard Green, Lydiard Millicent, Swindon, SN5 3LP
DESCRIPTION:	Proposed demolition of existing garages and erection of single storey side and rear extensions
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The proposal seeks planning permission for the demolition of existing garages on the site and the erection of hipped-roof single-storey side extension with front gable porch and flat-roof rear extensions to the dwellinghouse. There is an open-framed flat-roofed carport attached to east side elevation.

Revised plans were received 5 February 2026 to reduce the height of the porch; it was not deemed necessary to re-consult on these minor changes.

SITE DESCRIPTION

The application site is a detached single-storey dwelling known as Johannes Close. It has walls of brick, under a tented hipped tiled roof, uPVC fenestration, detached garages, front driveway and a rear garden. Its setting is characterised by the architectural diversity, foliage and rural landscape surroundings of the village street scene. It is in the hamlet of Lydiard Green which is in open countryside for planning purposes. Relevant designations and constraints include access from C-classified highway, the setting of the Lydiard Green Conservation Area, and North Meadow SAC 9.4km recreational buffer.

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)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

- Core Policy 64: Demand Management (CP64)

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

Lydiard Millicent Neighbourhood Plan – Made 2021:

- LM2: Managing Design in Lydiard Green

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

Historic England Guidance:

- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Lydiard Millicent Parish Council – No comment (09/01/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public.

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.

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.

LM2 of the Lydiard Millicent Neighbourhood Plan seeks to ensure that development in Lydiard Green sustains and enhances the distinctiveness of the village and where appropriate the character and appearance of the Lydiard Green Conservation Area and its setting.

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 existing garages have little merit; therefore, their demolition would not be detrimental to the visual amenity of the area.

The proposed extensions are a considerable addition, subsuming the modest bungalow; however, the design retains its single-storey presence and utilises hipped roof forms and materials that respond to the setting. The front gabled porch would contrast, and the rear extension would have a flat roof that breaches the eaves line, however the resulting built form would fit into the general street scene.

On balance, the development would not harm the character and appearance of the local area, nor the significance of the Lydiard Millicent Conservation Area through change within its setting. Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the development would satisfy the expectations of adopted design guidance and the aims of CP57 of the Wiltshire Core Strategy.

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 closest neighbouring dwellings to the application site are Greensend and Radway House.

The development would considerably expand the massing and bulk of the dwellinghouse at points close to the boundaries with neighbours, however its single-storey scale is retained. No new high-level openings are introduced, and the hipped roof form would limit the visual impact to neighbours. Subject to a condition to ensure the flat roof area is not used as an amenity space, the development would not harm the privacy of neighbours.

The development would not harm the living conditions afforded to occupants of the site or adjoining land now or in the future, subject to relevant conditions. The expectations of adopted design guidance are satisfied as are the aims of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

Biodiversity Net Gain (BNG)

The development is 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 effects in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. Furthermore, it would not conflict with 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 statutory requirements are therefore fulfilled, and the application should 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:

Proposed Elevations and Floor Plans. 24/0705/02. Received 5 February 2026.

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 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.