

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09798
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	30 The Beeches, Lydiard Millicent, Swindon, SN5 3LT
DEVELOPMENT DESCRIPTION:	Proposed single storey rear, kitchen side & garage side extension
RECOMMENDATION:	That Planning Permission be GRANTED

30 The Beeches (the 'site') is a residential plot situated on The Beeches, a cul-de-sac between Lydiard Green to the west (located in the open countryside) and Lydiard Millicent to the east (designated as a small village in the adopted WCS).

The site is occupied by a modern dwelling and its associated amenity space. The dwelling is a detached bungalow which historic maps indicate was constructed in the 1960s. It comprises the original pitched roof main range with a hipped roof east side extension (added 1999/2000) which replaced the original integrated garage, a rear conservatory (added 2004/2005) and a hipped roof west side extension (added 2007). The external materials of the property comprise yellow brick walling, timber panelling and interlocking concrete tile roofing.

The site is surrounded by the following uses:

- North: Agricultural fields.
- East: 27 The Beeches (a modern chalet bungalow).
- South: The Beeches (an unmarked cul-de-sac with pavements).
- West: 29 The Beeches (a modern chalet bungalow).

The site is not subject to nor within notable proximity of any planning constraints relevant to the consideration of this proposal.

PROPOSAL

The proposal seeks planning permission for three modest extensions:

- A single storey east side extension to the garage. The extension has a trapezoid footprint and a flat roof form. It measures 7.1m long, 1.5-3.2m wide and 2.5m tall, matching the eaves of the host dwelling. For reference, this element originally featured a false roof which was omitted from the revised plans at officer's request.
- A single storey west side and rear extension rounding off the space between the kitchen and bathroom. The extension has a square footprint and a flat roof form. It measures 1m by 1m and 2.5m tall.

- A single storey rear extension replacing the existing conservatory. It has a square footprint with a pitched roof form. It measures 4.3m long by 4.2m wide and 2.5m tall at the eaves and 3.8m tall at the ridge.

The proposed materials palette of the extensions includes yellow brick walling, concrete tile roofing and uPVC units to match the host dwelling, in addition to a single ply membrane for the flat roof elements.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
N/99/00764/FUL	Extension to dwelling.	Approved	20/05/1999
N/04/02595/FUL	Conservatory	Approved	21/10/2004
N/06/02673/FUL	Bay window to front elevation and extension to side	Approved	04/12/2006

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 64: Demand management
- Lydiard Millicent Neighbourhood Plan 2018-2036 (made May 2021)
 - Policy LM1: Managing Design in Lydiard Millicent

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 9. Promoting sustainable transport
 - Section 12. Achieving well-designed places
- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24):
 - Policy 4: Addressing climate change
 - Policy 73: Transport: demand management
 - Policy 85: Sustainable construction and low carbon energy
 - Policy 98: Ensuring high quality design and place shaping

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

CONSULTATION RESPONSES

Lydiard Millicent Parish Council: No comment.

Wiltshire Council Highways Department: No comment.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Neighbouring amenity
- Other matters

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Neighbourhood Plan Policy LM1 states that development proposals in Lydiard Millicent must sustain and enhance the distinctiveness of the village. Building forms and materials that reflect the vernacular may be considered appropriate provided they adhere to the village character.

Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

The three extensions would be subservient in terms of layout and scale; their footprint would be modest in relation to the host dwelling; they would reflect the eaves of the host dwelling and sit tangibly below the ridge of the main range and existing side extensions. It is acknowledged that the trapezoid footprint of the garage is somewhat irregular, however, given its modest scale and set back positioning (resulting in a limited presence in the street scene), it is considered acceptable. The proposed materials palette reflects that of the host dwelling which is acceptable.

Having regard to the above, the proposal is subservient to and harmonises with the host dwelling and street scene and therefore complies with the design principles set out in Core Policy 57, draft Policy 98, Neighbourhood Plan Policy LM1 and the Design Guide.

Neighbouring Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or obtrusive to neighbouring properties.

The host dwelling has a side-by-side relationship with No. 27 to the east. Part of the proposed east-side extension would directly adjoin the garage at No. 27 and, as such, would have negligible implications for natural light or outlook.

A 4.1m section of the extension would introduce a 2.5m-high wall along the shared boundary, positioned within 3.5m of No. 27's side-facing habitable room windows. However, having regard to BRE guidance, acceptable levels of natural light are generally maintained where development does not breach the 25-degree vertical line taken from the centre of the affected windows. In this instance, the proposed extension would not intersect this line. In addition, the affected rooms are served by additional windows on the north and south elevations. On this basis, the east-side extension is considered to preserve acceptable levels of natural lighting and outlook.

The proposed west-side and rear extensions would be largely screened by the existing garage and outbuilding at No. 29. Given this siting, together with their modest scale, the extensions would result in no material harm to the natural lighting or outlook of No. 29. Furthermore, all three extensions would preserve an acceptable level of privacy for neighbouring occupiers.

Having regard to the above, the proposal maintains an acceptable standard of residential amenity for users of the site and neighbouring properties in accordance with Core Policy 57(vii) and the Design Guide.

Other Matters

Although officers are satisfied that the proposed guttering would not overhang the neighbouring plot, an informative is nonetheless recommended advising the applicant that any planning permission does not authorise the carrying out of any work on or over land outside their control – including the airspace over a neighbouring plot.

CONCLUSION

The proposal involves several modest extensions which are considered to be secondary and subservient in terms of layout and scale, appropriate in appearance and character and would maintain an acceptable standard of residential amenity for the host and surrounding properties. The proposal therefore complies with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, Lydiard Millicent Neighbourhood Plan, NPPF and the Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions and informatives:

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 single storey rear, kitchen side & garage side extension, ref: 001 28/01/2026 rev 1:1.

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 documents.

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

INFORMATIVES:

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control - including air space over a neighbouring plot. If such works are

required, it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.