

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

APPLICATION REFERENCE:	PL/2025/09088
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	56 HITCHINGS, CRICKLADE, SWINDON, SN6 6NJ
DEVELOPMENT DESCRIPTION:	Single-storey side and rear extensions, garage conversion, and installation of rooflights
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were received 7 January 2026 to address objections to the dormer design, which has been omitted from the proposal; amendments were made to the description of development, and all interested parties were renotified. The application seeks planning permission for a single-storey side infill extension (linking garage to dwellinghouse) and a single-storey flat-roofed rear extension, and the conversion of the garage into habitable accommodation including the installation of rooflights to rear-facing roof slope.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 56 Hitchings. It has walls of reconstituted stone, a gabled tile roof, uPVC fenestration, a detached garage, driveway and a rear garden. Its setting is characterised by the consistent architectural style and regular rhythm of the surrounding residential street scene. It is in the settlement boundary of Cricklade. Relevant designations and constraints include Flood Zone 1 and risk of flooding from surface water 1 in 100 + Climate Change (40%), North Meadow SAC 4.2km recreational buffer and heritage features recorded on the Swindon and Wilts HER.

PLANNING HISTORY

18/09387/VAR - Variation of condition 2 pursuant to application 17/03586/REM (the change of walling material of Plot 3) Reserved Matters Approval for Landscape, Scale, Layout and Appearance for 70 Dwellings Following Outline Permission (13/07132/OUT) (APPROVED WITH CONDITIONS 25/01/2019).

- Condition 3 – restricts conversion of garages into habitable accommodation.
- Condition 4 – restricts permitted development rights under Part 1, Classes A, B, C, and E.

17/03586/REM - Reserved Matters Approval for Landscape, Scale, Layout and Appearance for 70 Dwellings Following Outline Permission (13/07132/OUT) (APPROVED WITH CONDITIONS 28/02/2018).

- Condition 3 – restricts conversion of garages into habitable accommodation.
- Condition 4 – restricts permitted development rights under Part 1, Classes A, B, C, and E.

13/07132/OUT - Residential Development for up to 70 Dwellings Including Access (Outline) (REFUSED 07/05/2014).

- APP/Y/3940/A/14/2223354 – appeal against refusal of 13/07132/OUT (ALLOWED 27/06/2016).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

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

Cricklade Neighbourhood Plan – Made March 2018 (CNP):

- Policy H3: Design of New Housing
- Policy H7: Residential Car Parking
- Policy H8: Foul Water Management, Flood Risk and Surface Water Management

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

CONSULTATION RESPONSES

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

Cricklade Town Council –

Object on grounds that the overall scale and nature of the proposed changes will have an impact on the aesthetics of the estate, that the dormer window would be out of keeping with the area, and the loss of garage parking space would not comply with adopted minimum standards (18/12/2025).

Object on grounds that the overall scale and nature of the proposed changes will have an impact on the aesthetics of the estate and the loss of garage parking space would not comply with adopted minimum standards. They acknowledge WC Highway's comments but consider that the road not being adopted does not make the parking shortfall less of an issue, concerned that parking is a large issue on these estates and that the proposal would incrementally compound this by taking up one unallocated parking space originally designed for visitors to the estate (10/02/2026).

Wiltshire Council's Highways Team –

No objection, commenting that the development results in a loss of a single parking space but that there is no unacceptable harm to highway safety to justify refusal (15/12/2025).

No objection, commenting that the development results in a loss of a single parking space and displacement of one vehicle to the road but that the estate roads are not adopted highway and there appears to be adequate unallocated on-street parking so no unacceptable harm to highway safety (05/02/2026).

Wiltshire Council's Drainage Team –

No objection, commenting that the development is minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario (02/01/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. Two letters of representation were made by members of the public. The comments (both 'Mixed') therein are summarised as follows:

- That the Hitchings estate follows a cohesive design, with a mixture of detached/attached single/double garages all with simple pitched roofs;
- That the proposed dormer would noticeably contrast and feature more prominently than intended;
- That the side extension and garage alterations would create a much larger continuous built form and that the combined footprint of may give the property a more intensive scale altering the originally planned spacing along the street;

- That the additional footprint would increase built area on the plot and should ensure suitable drainage and run-off management;
- That the incremental linking of previously detached buildings risks gradually undermining the carefully planned layout of the estate;
- That the proposal could set a precedent for cumulative erosion of spacing and character across the development.

The comments have been taken into account in the relevant sections of the assessment; however, it is pertinent to note here that the proposed dormer was omitted in revised plans received 7 January 2026 and, as such, it is not been discussed further.

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.

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.

56 Hitchings forms part of a c.2019 residential estate laid out around two loop roads. It is among the smaller of house types in the estate with a detached single garage, set back from the street and with a gap either side providing breaks in the built form. The street scene is otherwise formed by two-storey dwellings in the prevailing architectural style, fronting directly onto the street with regular spacing creating rhythm and breaking up the sense of enclosure. Public representations draw attention to the value of the cohesive design, spacing and carefully planned layout of the estate.

The proposed side extension would infill a gap in the street scene between the dwellinghouse and its garage. The design utilises scale, form, materials and details that would reference and integrate seamlessly with the existing built form, replicating

a style of dwelling not unfamiliar to the estate (qv. Nos.52 and 54). The loss of the gap is undesirable, as it presently provides a break in the built form, allowing some light to enter the street and views out to the countryside; however, the extension would be consistent with the local architectural vernacular and the overall rhythm of the street scene would be sustained.

The proposed rear extension would contrast due to its flat roof, but it is modest in size, discretely sited, and matching wall materials would enable it to integrate into its setting. Furthermore, while the additional massing and footprint of the overall development compounds the bulk of the dwelling, and the intensity of its presence in the street, the resulting dwellinghouse would remain proportionate to its available plot and in relation to other dwellings in the area.

Due regard has been had to Cricklade Town Council's objections concerning the effect of the development on the aesthetic of the estate, and it is acknowledged that permitted development rights were restricted to control alterations and extensions in the interest of the area's amenity. Similarly, consideration has been given to concerns that the development could set a precedent for similar proposals, the cumulative effect of which could erode the carefully planned layout and spacing of the estate, however these would be considered on their own merits if any such proposals come forward.

For the reasons outlined above, the development would not harm the character and appearance of the area. Therefore, 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 (in particular i, iii and vi) 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, its 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 51-55 (odd), 54 and 58 Hitchings. Public representations do not appear to draw concern to matters of particular relevance to the effects on living conditions. Nonetheless, it is noted that permitted development rights have been restricted to allow the Local Planning

Authority to consider the effect of alterations and/or enlargements in the interests of the amenity of the area.

The development would expand the massing and bulk of the dwellinghouse; however, the present separation distance would be maintained such that the resulting built form would not create oppressive living conditions for neighbours by appearing unduly overbearing.

The infilling of the gap between side elevation and detached garage may cause some loss of late afternoon light to front elevation windows of Nos.51-55 (odd), but any additional overshadowing would not be significant overall given the distance involved and scale of the built form.

Openings are introduced in the form of rooflights to front and rear-facing roof slopes of the garage's loft storey, but views to the rear are directed away from sensitive areas of neighbouring properties and views to the front are directed onto the street and street-facing elevations of neighbours at approx. 17m distance. There would be no harm to living conditions of neighbours due to a loss of privacy.

The development would intensify use of the garage by introducing loft-storey accommodation, which may generate some additional noise from residential activities; however, activities in a utility, dining area, or home office are unlikely to be significantly disruptive, and anti-social levels of noise would be controllable as a statutory nuisance under the Environmental Protection Act 1990 in any event.

The development would not harm the living conditions afforded to occupants of the site itself or adjoining and neighbouring land. It therefore satisfies the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The site has a bedroom quantum of four and currently provides three on-plot parking spaces in accordance with adopted parking standards, these being provided by one garage space and a driveway for two vehicles. It is understood that the conversion of garages into habitable accommodation throughout the estate is restricted by planning condition, to allow the Local Planning Authority to control conversions in the interest of highway safety.

The development would convert the existing garage into habitable accommodation and a small storage space, understood to cause the loss of a single parking space with no compensatory increase in parking provision. It would therefore create a shortfall of one parking space for a dwelling of this size, offsetting parking demand for one vehicle to unallocated on-street parking within the estate.

Wiltshire Council's Highways Team raise no objection, advising that the estate roads are unadopted and that the offsetting of one vehicle to unallocated on-street parking would not give rise to unacceptable harm to highway safety. Cricklade Town Council maintain an objection due to the shortfall of parking, highlighting the problems this can cause on large estates, that the unallocated on-street parking was designed to accommodate visitors not residents, and that the adoption status of the roads does not make this less of an issue.

The shortfall of parking and resulting increase in demand on unallocated on-street parking is an understandably undesirable prospect; however, there is no convincing evidence that the resulting shortfall in off-street parking provision created by the development would cause unacceptable harm to highway safety. For this reason, there is no conflict with Policy H7 of the Cricklade Neighbourhood Plan or CP64 of the Wiltshire Core Strategy which together seek to manage parking demand in the interest of highway safety, including through compliance with minimum parking standards where appropriate.

Drainage and flood risk

The application is supported by a site-specific flood risk assessment which identifies the main source of flood risk and the resistance and resilience measures proposed. Public representations draw concern to the effect of the additional built area on site drainage and surface water management.

Wiltshire Council's Drainage Team reviewed the application and raised no objection, advising that the development is minor in nature and will not result in a significant increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. It is noted that drainage and surface water management is a matter controlled by building regulations (Part H), with which the development would need to comply.

Compliance with the measures in the FRA can be secured by an approved plans condition, subject to which the development would not materially increase the risk of flooding on or off site and includes adequate provision to ensure it remains safe and resilient to the effects of flooding for its lifetime. It would not therefore conflict with Policy H8 of the Cricklade Neighbourhood Plan or CP67 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. It would not conflict with 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 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:

Application Form. Materials. Received 17 November 2025.

Flood Risk Assessment. 24 November 2025.

Existing and Proposed Block Plan. 1341_04_RevA. Received 7 January 2026.

Proposed Floor Plans. 1341_05_RevA. Received 7 January 2026.

Proposed Elevations. 1341_06_RevA. Received 7 January 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.