

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00309
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Doubledays, Cricklade, Swindon, SN6 6AU
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The Local Planning Authority amended the description of development on 20 February 2026 in the interests of conciseness; it was not deemed necessary to renotify interested parties. The proposal seeks planning permission for a single-storey rear extension. The proposed extension (measures approx. 3.7m wide, 3.9m deep, 4.1m max height) attaches to an existing flat-roofed extension, which would be altered to bear a gabled roof and shortened to side return passage. It is constructed from materials to match the host dwelling, and it provides a garden room internally.

SITE DESCRIPTION

The application site is a detached single-storey dwelling known as 21 Doubledays. It has walls of brick, a tented tile roof, uPVC fenestration, a flat-roofed garage, and front and rear gardens. Its setting is characterised by the low-rise and homogenous architectural style of the surrounding suburban street scene, predominantly composed of rows of bungalows. It is in the settlement boundary of Cricklade. Relevant designations and constraints include the North Meadow SAC 4.2km 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)

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

Cricklade Neighbourhood Plan – Made March 2018 (CNP)

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 – No objection (13/02/2026).

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.

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 proposed extension has some depth, but its design utilises scale, forms, materials and other details that respect the architectural style of the existing dwelling and enable it to read as a subservient supporting addition. Moreover, the alterations to the existing flat-roofed side passage addition would not be detrimental to the appearance of the dwellinghouse.

The development would not harm the character and appearance of the host dwelling or local area. Furthermore, and 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 20 and 22 Doubledays. No letters of representation were made that raise matters relevant to amenity considerations.

The proposed extension maintains the single-storey scale of the dwelling and, despite increasing the depth of built form, it maintains some separation from the boundary. It would provide some improvement to the facilities of the dwellinghouse without adversely affecting the privacy, outlook, or natural light currently afforded to occupants of neighbouring land.

The development would not harm the living conditions afforded to occupants of the site itself or adjoining land. Furthermore, it would satisfy the expectations of adopted design guidance and 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 would 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:

Existing and proposed elevations, floor plans and site plan. 3027 01. Received 16 January 2026.

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