

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/10038
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 Willow Crescent, Broughton Gifford, Melksham, SN12 8NB
DEVELOPMENT DESCRIPTION:	Single storey side extension to provide a bedroom with en-suite and a utility room.
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

6 Willow Crescent (the 'site') is a residential property which adjoins the south side of Willow Crescent and is situated within the northern area of Broughton Gifford (designated a Small Village in the Core Strategy).

In terms of wider context, Willow Crescent falls within the Broughton Gifford Conservation Area which covers much of the village. The crescent is located off The Common which the Conservation Area Character Appraisal describes as a wide and open reed-filled stretch of grassland fringed with buildings. The appraisal also refers to Broughton House, a grade II listed building dating to 1673 which lies a short distance to the west of the site. The appraisal makes no mention of Willow Crescent which pre-dates the designation of the Conservation Area in 1975. The crescent is a mid-20th century cul-de-sac characterised by its low-density and low-lying bungalows and pleasant green setting.

The site is occupied by a detached bungalow and its associated garage and amenity space. The bungalow has a shallow pitched roof form and is adjoined by a flat roof garage on its west elevation, and a flat roof side and rear element connects the bungalow and garage. Its external materials primarily comprise rubble stone walling, dressed quoins and concrete tile roofing.

The application site is subject to the following planning policy designations/constraints:

- Within the Broughton Gifford Conservation Area.
- Within proximity of two grade II listed buildings:
 - Broughton House located circa 60m to the west.
 - Gate piers and gates of Broughton House located 80m to the northwest.

PROPOSAL

The proposal involves the replacement of the flat roof garage and rear element with a modest single storey pitched roof extension. Further to the advice of officers, amended plans were submitted which reduced the height of the extension in order to better safeguard the residential amenity of the neighbouring property.

The revised extension measures circa 7.9m long and 4.3m wide and is 1m shorter and 0.6-1.5 wider than the built form it replaces. Its eaves measure 2.6m high and matches those of the host dwelling and its ridge is 4.3m high which is set down 0.5m compared to the main ridge. Its materials palette comprises rubble stone walling (with quoin detailing) and concrete tile roofing matching that of the host dwelling.

PLANNING HISTORY

No relevant records.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

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 58: Ensuring the conservation of the historic environment
 - Core Policy 64: Demand management

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
 - Section 16. Conserving and enhancing the historic environment
- 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
 - Policy 99: Ensuring the conservation and enhancement of the historic environment

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)

CONSULTATION RESPONSES

Broughton Gifford Parish Council: No objection.

Wiltshire Council Highways Department: No objection, subject to the recommended condition (see condition 5 below).

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
- Heritage
- Neighbouring amenity
- Transport

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.

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 proposed extension broadly reflects the footprint of the existing garage and rear element and better consolidates the built form footprint which is acceptable. While the extension would increase the building scale, it is set slightly back from the façade and down from the ridge and therefore reads as subservient both in relation to the host dwelling and the wider street scene. In terms of appearance, its pitched roof form, detailing (notably the quoins) and materials palette reflects that of the host dwelling which is appropriate. Although the amended roof pitch is slightly shallower than that of the host dwelling, it does not appear incongruous and is therefore acceptable in this instance.

Having regard to the above, the proposal therefore complies with the design principles set out in Core Policy 57, draft Policy 98 and the Design Guide.

Heritage

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Core Policy 57(i) and (iv) require that development proposals be sympathetic, respond positively to and conserve the historic environment.

Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance. This requirement is carried forward in draft Policy 99.

Paragraph 207 of the NPPF states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

Paragraph 213 states that any harm to the significance of a designated asset, including from development within its setting, requires clear and convincing justification.

The site lies within the Conservation Area and in reasonable proximity of two grade II listed buildings. It has already been developed as part of a modern cul-de-sac and as such, makes a limited contribution to the character, appearance and setting of these heritage assets.

For the reasons set out in the design section, the proposal would have a negligible impact on the host dwelling and the street scene. Consequently, it would maintain the status quo and thus conserve the historic environment. The proposal therefore complies with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58, draft Policies 98 and 99, draft Neighbourhood Plan Policy SA12 and section 16 of the NPPF.

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 site has a side-to-side relationship with 7 Willow Crescent which has a clear-glazed habitable room window facing the site. The proposed extension would be 0.6m closer to this window and, due to its pitched roof form, would increase the building height by circa 1.25-1.75m opposite this window.

In relation daylight, the BRE guidance requires assessment against a vertical 45-degree line from the centre of the affected window. The proposal, as amended, does not obstruct a vertical 45-degree line from the centre of the affected window. It should also be noted that No.7 is situated on slightly higher ground and the side window is not immediately opposite the ridge. Consequently, the proposed extension will maintain a sufficient level of daylight for No.7. In relation to sunlight, the extension would increase the overshadowing of the aforementioned window but, having regard to the above, only to a modest and acceptable degree.

The proposal would reduce the outlook of the side window but given the side-by-side building relationship and the modest scale of the extension, this impact is acceptable.

In the interests of safeguarding privacy, a condition is recommended that the proposed side-facing en-suite window be obscured glazed to a sufficient level.

Otherwise, the proposal would not have an adverse impact on the residential amenity of any other surrounding property. Moreover, it would retain sufficient amenity space and garden access for the host dwelling. The proposal therefore achieves an acceptable standard of residential amenity in accordance with Core Policy 57(vii) and the Design Guide.

Transport

Core Policy 64 requires that development proposals comply with parking standards set out in the Local Transport Plan (which requires that 2 and 3-bedroom dwellings are provided with 2 parking spaces at minimum). This requirement is carried forward in draft Policy 73.

The loss of the existing garage would be offset by the proposed widening of the drive, ensuring the proposal maintains two car parking spaces in accordance with local parking standards. The Highways Department also supports the proposal, subject to the application of a condition requiring the new drive be installed prior to the use of the proposed extension – see condition 5. The proposal therefore complies with Core Policy 64 and draft Policy 73.

CONCLUSION

Having regard to its appropriate siting, modest scale and sympathetic appearance, the proposal is considered to be acceptable in respect of design, heritage, neighbouring amenity, transport and all other matters. It therefore complies with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local 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:

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:

- Location Plan, ref. #01028540-6175EB
- Proposed Site Plan, ref. 2542-2 issue 1
- Proposed Plans, ref. 2542-1 issue 2
- Roof Height Relationship to Neighbour's Window, ref. 2542-4 issue 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 plans.

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

4. Before the development hereby permitted is first occupied, the en-suite bathroom window shown on plan no. 2542-1 issue 1 shall be glazed with obscure (privacy) glass to an obscurity level of no less than level 3. Any windowpane at or below 1.7m above internal floor levels shall be non-opening. The obscure glazing and lower non-opening unit shall be maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

5. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.