

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09940
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Cromer, 49 High Street, Dilton Marsh, Westbury, BA13 4DN
DEVELOPMENT DESCRIPTION:	Proposed Demolition of Garage & Erection of Single Storey Rear Extension with alterations to decking
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

49 High Street (the 'site') is a residential property which adjoins the north side of High Street and is situated near the centre of Dilton Marsh (designated a Large Village in the Core Strategy).

The site is occupied by a detached chalet-style bungalow, a single garage and amenity space. The bungalow has a shallow pitched roof and is orientated lengthways within the plot.

Its principal elevation features a pair of bay windows flanking the main entrance and are linked by a canopy.

To the rear, the property features a decking terrace approximately 3m deep, attached to the eastern half of the elevation. Its external materials palette predominantly comprises red brick walls, concrete roof tiles and uPVC windows and doors.

The garage is a small, pitched-roof outbuilding located to the west side and is set slightly behind the bungalow. The site slopes noticeably from the front to the rear garden, where the ground levels even out.

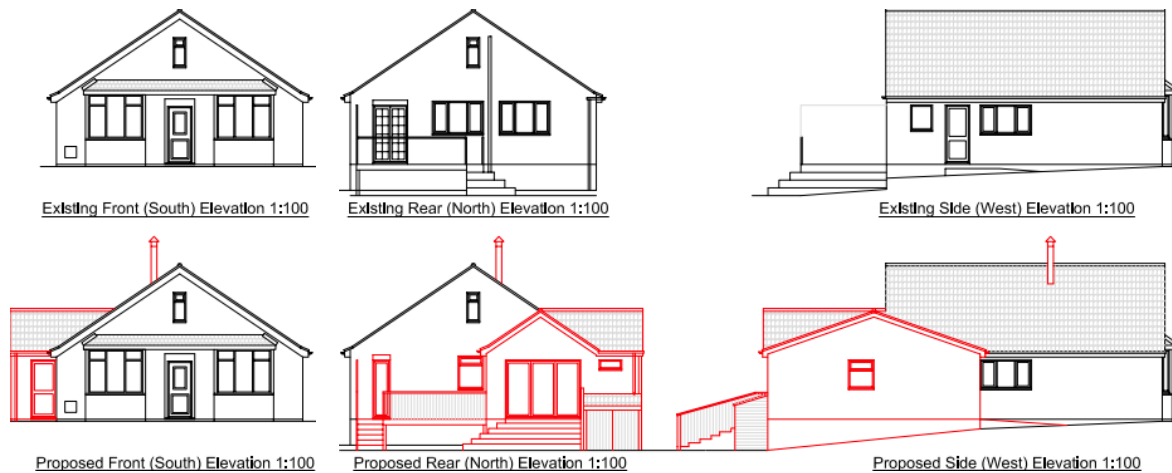
As a reference point, the front door sits approximately 1.1 m higher than the rear garden level.

The application site is not subject to any planning policy designations/constraints pertinent to the consideration of this application.

PROPOSAL

The proposal involves a modest side and rear extension which wraps around the northwest aspect of the property and requires the removal of the existing garage.

It also involves the replacement and expansion of the terrace decking. The proposal is illustrated below:



As shown, the proposal comprises a shallower pitched roof side element and a pitched roof rear element. The extension measures 7.5m long by 5.5m wide (but projects only 1.6m from the side elevation and 4.2m from the rear elevation).

Due to the change in topography, the eaves and ridge heights would measure 2.8 to 3.6m and 4.6 to 5.1m respectively. Its materials palette features red brick walling, concrete tile roofing and uPVC units which match those of the host dwelling.

The proposal also features a 4.2m long by 4.6m wide decking terrace, a small lean-to store and a series of short and deep steps between.

PLANNING HISTORY

No relevant records.

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
- Dilton Marsh Neighbourhood Development Plan 2020-2038 (made September 2025):
 - Policy DM08: High-quality design
 - Policy DM20: Parking

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - 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)

CONSULTATION RESPONSES

Dilton Marsh Parish Council: No objection.

Wiltshire Council Highways Department: No objection.

REPRESENTATIONS

No third party 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
- 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.

Neighbourhood Plan Policy DM08 broadly reflects the above and states that proposals should also have regard to the Dilton Marsh Character Assessment as appropriate to their nature.

The extension is sited to the side and rear of the property where, combined with its single storey-scale, it has a minimal presence in the street scene. Its footprint also partially occupies that of the existing garage, and it therefore has a materially similar impact to the garage it replaces. Its scale is proportionate and subservient to the host dwelling and its form, though a little busy, complements the host dwelling. Its detailing and materials reflect that of the host dwelling which is appropriate. The decking terrace, lean-to and steps are also of acceptable design. The proposal therefore complies with the design principles set out in Core Policy 57, draft Policy 98, Neighbourhood Plan Policy DM08 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 site has a side-to-side relationship with the adjoining properties. While the extension is closer to No.51 to the west and would extend the house deeper into the plot, it replaces the existing garage which has an overall greater impact on the amenity of No.51. The proposal is therefore considered to maintain and likely improve the amenity of No.51. By virtue of its siting to the west, the extension would have no impact on No.47 to the east.

The proposal features a side window serving the new utility room. While there exists a 2m boundary fence and planting along the boundary, owing to the dropping land levels, there is potential for mutual overlooking between the proposed utility room and No.51's kitchen. As such, a condition is recommended that this window be fitted with obscured glazing.

The proposal extends the decking a further 1.2m into the garden. However, as the stepped access to the decking is situated along the eastern boundary, the extended decking area would be sufficiently separated from No.47 and consequently not materially increase the level of limited overlooking the neighbour already experiences.

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.

Neighbourhood Plan Policy DM20 supports the above standards and states that proposals resulting in the loss of off-street parking will not be supported unless it can be demonstrated that it would not have an adverse impact on parking issues.

The proposal involves the loss of a garage and narrows part of the driveway. However, the remaining driveway still offers sufficient parking space for 3 cars which accords with the authority's parking standards. Moreover, the Highways Department raise no objection to the proposal. The proposal therefore complies with Core Policy 64, draft Policy 73 and Neighbourhood Plan Policy DM20.

CONCLUSION

Having regard to its appropriate siting, modest scale and sympathetic appearance, the proposal is considered to be acceptable in respect of design, 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, Dilton Marsh Neighbourhood Development 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, Proposed Elevations, ref. AH2025/91 Sheet 1 of 2
- Proposed Block Plan, Floor Plan, ref. AH2025/91 Sheet 2 of 2

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 utility room window shown on the approved plans shall be glazed with obscure (privacy) glass to an obscurity level of no less than level 3. The obscure glazing shall be maintained in perpetuity to a height of at least 1.7m above the internal floor level.

REASON: In the interests of residential amenity and privacy.