

16th February 2026

Our Ref: SWLC.LPC6301

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended), Part 1, Class AA
The Fields, Broad Town Road, Broad Town,
Royal Wootton Bassett, Wiltshire, SN4 7RB

I have pleasure to write in support of the enclosed Prior Approval application an analysis of the Class AA tolerances for the erection of an extra storey, as they relate to the above property.

AA.1. Development is not permitted by Class AA if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission for the dwellinghouse was not granted under Class M, N, O, P, PA or Q of Part 3 of this Schedule. It is understood it was originally built as an agricultural worker's dwelling pursuant to application 195/69 and that that conditional restriction was subsequently removed by application 16/12149/VAR.

(b) the dwellinghouse is located on—

- (i) article 2(3) land; or
- (ii) a site of special scientific interest;

The dwellinghouse is not on article 2(3) land or a site of special scientific interest.

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

The dwelling house was constructed as noted at item (a) above after 1st July 1948 and not after 28th October 2018.

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

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The existing chalet bungalow has not been enlarged by one or more storeys.

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

The height above ground level of the new ridge is 8.9m., as shown on the submitted elevation plan.

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

- (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or
- (ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

The existing ridge is approximately 6.4m high so the new ridge is less than the stated limit above.

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

- (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or
- (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

This criterion does not apply as the dwellinghouse is detached.

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

- (i) 3 metres; or
- (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

The floor to ceiling heights over the existing and proposed floors are approximately 2.38m, as can be seen annotated on both the existing and proposed elevation plans enclosed, and do not therefore exceed the above limit.

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

The new level is set directly over the existing footprint of the principal buildings as originally built, excluding the subsequent extensions.

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

The existing walls/footprint are used.

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

The works are all within the existing curtilage.

Conditions

AA.2.— (1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).

2) The conditions in this sub-paragraph are as follows—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The existing materials will be matched the existing bricks as shown below. This matter can of course be conditionally controlled.



(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

There are no windows proposed to the first floor elevations to either side.

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

The comparison of the existing and proposed elevations confirms the pitch angle has been replicated.

(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as dwellinghouse.

The existing dwellinghouse will be used as a C3 dwellinghouse after these works.

(3) The conditions in this sub-paragraph are as follows—

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

The configuration of the proposed additional storey together with the detached nature of the subject dwelling, which as shown below is set in its own grounds and well away from the nearest neighbour means that there will be no harmful overlooking, loss of privacy or light.



(ii) the external appearance of the dwellinghouse, including the design and architectural features of—

(aa) the principal elevation of the dwellinghouse, and

(bb) any side elevation of the dwellinghouse that fronts a highway;

Included with this submission, the existing and proposed plans and elevations listed at the end of this supporting correspondence fully demonstrates how the proposed additional storey can be accommodated in a manner which harmonises entirely satisfactorily with the form and character of the existing dwelling, creating an attractive overall appearance. This clearly accords with the Government's rationale for introducing such additional storey proposals into the Permitted Development Regime.

(iii) air traffic and defence asset impacts of the development; and

There are no air traffic or defence asset impacts affected by this modest proposal.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012⁴⁵ issued by the Secretary of State;

No such protected view is affected by this proposal.

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

Refer to Management of Construction Report inserted at the end of this overarching supporting correspondence.

(c) the development must be completed within a period of 3 years starting with the date prior approval is granted;

This is noted and will be complied with.

(d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

This is noted and will be complied with.

(e) that notification must be in writing and include—

- (i) the name of the developer;
- (ii) the address of the dwellinghouse; and
- (iii) the date of completion.

This is noted and will be complied with.

Management of the Construction Report

The proposed development hours of operation will be as follows:

- Monday to Fridays 0800 – 1800
- Saturdays 0900 – 1700
- Sundays & Bank Holidays – No working

With regard to any possible adverse impact from noise, dust or vibration the Construction Team associated with implementing the proposal will ensure that robust construction management techniques are adopted which will keep noise, dust or vibration to a minimum.

Construction traffic associated within this proposal will be at a very low level. Any deliveries will be organised such that there will be no blocking of neighbouring properties drives, and the main road, similarly any construction workers traffic will be similarly managed to ensure that there is courtesy shown to the occupiers of any nearby properties. There is sufficient space within the existing domestic curtilage and associated land to accommodate construction staff and deliveries in terms of parking and manoeuvring off the highway.

In light of the commentary provided above I trust you have sufficient information to confirm the acceptable exercise of my client's permitted development rights as described, however if there are any questions to assist your positive and prompt assessment, please do not hesitate to contact me direct.

List of Plans

- 1607.00 P Location Plan
- 1607.01 Existing Block Plan
- 1607.02 Existing Plans
- 1607.03 Existing Elevations
- 1607.04 Proposed Block Plan
- 1607.06 Proposed Plans
- 1607.07 Proposed Elevations

Yours faithfully



Simon Chambers
Director

Enc.

Cc: Mr J Reynolds