

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09591
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Brookfields, 36 Bunnies Lane, Rowde, Devizes, SN10 2QB
DEVELOPMENT DESCRIPTION:	Two storey extension replacing existing double garage.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of an adjoining double garage on the eastern end of the property and its replacement with a two storey extension which would provide for additional habitable accommodation for the dwelling.

The development would match the host dwelling in terms of depth, eaves height, ridge height and roof form with a gable end on the eastern elevation. The width of the proposed extension would reflect that of the existing garage at 6.25m. On the front (southern) elevation, it is proposed to construct a new entrance porch into the original part of the dwelling and match a hipped roof projection at ground floor level across the new extension, with an additional entrance door into the new extension.

Fenestration is proposed on all three elevations at both ground and first floor level and matching materials are proposed.

To the rear of the property, it is proposed to remove an existing conservatory and erect a flat roof, single storey room which would straddle the wall between the original property and the proposed new extension. This room would measure approximately 3.5m deep and 4m wide. The overall height would be approximately 3.2m high. Fenestration is proposed on all elevations of this space, which is denoted as a utility/laundry room on the submitted plans.

In terms of accommodation the development would provide for additional habitable accommodation with a separate access door, kitchen, living/dining area, two bathrooms, two bedrooms and a separate staircase. Small openings are proposed to be retained between the host property and the additional built form. In addition are the proposed utility room to the rear and the front elevation porch.

SITE DESCRIPTION/CONTEXT

The application site is set within the north-western corner of the settlement boundary of Rowde. The application property is a detached, two storey dwelling, similar in design to those directly adjacent to the site. This small development of properties has similar architectural features, elevational materials and benefit from open and spacious amenity areas both to the front of the properties and to the rear. No 36 is set back from the highway with a shared access leading to the two adjacent properties. These properties are not parallel with the application property and the dwelling to the east, is set south of No 36 and closer to the highway than the application property.

There are no other known constraints which relate to the site and whilst the northern end of the garden lies within a designated Flood Zone, this is not close to or would impact upon the proposed residential development. The area is not within a Conservation Area and whilst there are listed properties within this area of Rowde, there is a degree of separation between those properties and the application site.

PLANNING HISTORY

Proposal / Summary
K/77/0126 - Outline Planning Decision - Approve with Conditions Date: 26/5/1977 – Three detached dwellings and one pair of semi-detached dwellings
K/77/0509 - Outline Planning Decision - Approve with Conditions Date: 6/10/1977 – Residential development of five units

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Wiltshire Design Guide

Appendix D – Design Guidance for Householder Extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish Council: No Comment to make

WCC Highways: No Objection

Arboricultural Officer: No Objection

REPRESENTATIONS

No comments were received in relation to the proposed development

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the Character and Context of the Area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

There is already a degree of built form in this location due to the presence of the detached garage. The proposed extension would have a very similar footprint to that garage, but rise up to two-storeys and include a matching ridge roof profile with gable end. Matching materials, fenestration design and architectural detailing would be included. A front elevation porch is also proposed which would be visually central to the extended property. An additional, single-storey, flat roof extension is proposed to the rear (north) of the dwelling which would project approximately 3.5m.

In this respect the proposed development is considered reasonably consistent with the size and scale of dwellings on the adjacent sites, which comprises of similar, large, detached properties set on spacious sites and which have benefitted from extensions and alterations over time. These properties have similar architectural detailing and appear to have been built as one small development.

Whilst the two storey element would be visible from the public realm to the south, the dwelling is set back from that asset with the adjacent properties set closer to the highway.

A condition can be appended to any grant of permission to ensure the physical works are undertaken in accordance with the submitted plans and to ensure that the elevational materials are constructed as stated. Such a condition is considered reasonable and necessary in this instance and to accord with the tests for planning conditions.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The adjacent dwelling at No 34 Bunnies Lane, has been extended on its western end with a similar, two storey element. That property lies to the south of the site with its private amenity space lying due east of the proposed development.

Whilst no letters of representation were received, a site visit was carried out to ascertain the potential for inter-overlooking between windows on the proposed extension and the extended dwelling to the east and the distance between the front elevation of the proposed extension at No 36 and the rear elevation of No 34. It was noted that the rear elevation of that property and in particular its first floor windows on the extended element comprise opaque glazed windows and at ground floor level, the door and window serve the rear of the retained garage.

Furthermore, the first floor window within the proposed gable end of No 36 would be opaque glazed and would serve circulation space. A condition to ensure that this is undertaken and retained in perpetuity is considered appropriate, necessary and relevant and can be appended to any grant of permission.

Whilst the two storey extension would be close to the private amenity space of No 34 Bunnies Lane, that property has a large private, rear amenity space and the proposed development is not considered to significantly overshadow that garden to such an extent as to justify a reason for refusal in this instance.

The proposed development is therefore not considered to result in significant loss of light, overshadowing or loss of privacy upon adjacent neighbouring occupiers.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development would result in the loss of two parking spaces within the garage and therefore the Council's Highway Team were consulted. The initial submission did not demonstrate on site parking or address parking provision. However, following an initial request from the Highway Officer in relation to this element, and a Case Officer Site Visit, a parking and turning plan was provided. The Highway Officer has responded to that plan with no objections in relation to highway safety and parking.

Therefore the proposed development would not result in any adverse impact on highway safety. There would be adequate parking and turning provision remaindered and in accordance with Wiltshire's adopted parking standards.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Other Considerations

It is noted that the submitted plans could provide accommodation for a separate unit of accommodation, albeit semi-detached to the host dwelling and internal access in the form of a small opening at ground and first floor levels. The floor arrangement does appear to lend itself to use as annexe accommodation. When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Albeit the degree of internal accommodation could result in a separate unit of accommodation, there would be a shared vehicle access, parking area, private amenity space and use of the proposed utility room. Therefore, in this instance, it is considered appropriate and necessary that any grant of permission is conditional on the extension remaining as one planning unit and in association with the host property at all times. To use the accommodation as an independent unit of accommodation would constitute a material change of use requiring planning permission.

Biodiversity Net Gain and Arboriculture

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

The submitted plans indicate that one small tree and some hedgerow removal within the site would be undertaken. The Council's Arboricultural Officer was therefore consulted for their expert advice. There is no overall objection to this as these minor assets are considered of limited arboricultural merit. However, the site and the adjacent sites contain several mature trees which

help add to landscape value and help assimilate these modern properties into their site and setting. It is therefore recommended that an appropriate condition to protect these trees is appended to any grant of permission. Such a condition is considered appropriate and necessary in this instance.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

Subject to imposition of a condition to ensure the accommodation is only occupied in an ancillary nature to the main property, the proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. 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:

BL-001-0901 Rev 01 Block Plan. Received on 08 December 2025
BL-001-0902 Rev 01 Site Layout Plan. Received on 08 December 2025
BL-001-0903 Rev 01 Site Plan with Tree and Hedge Removal. Received on 08 December 2025
BL-001-0904 Rev 01 Vehicle Parking and Turning. Received on 07 January 2026
BL-001-1001 Rev 01 Existing Ground Floor Plan. Received on 08 December 2025
BL-001-1002 Rev 01 Existing First Floor Plan. Received on 08 December 2025
BL-001-1003 Rev 01 Proposed Ground Floor Plan. Received on 08 December 2025
BL-001-1004 Rev 01 Proposed First Floor Plan. Received on 08 December 2025
BL-001-1005 Rev 01 Existing and Proposed Roof Plan. Received on 08 December 2025
BL-001-1006 Rev 01 Existing Elevations. Received on 08 December 2025
BL-001-1007 Rev 01 Proposed Elevations. Received on 08 December 2025

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

3. Matching Materials

4. Annexe WJ3A

5. Trees

No fires shall be lit within 10 metres of the furthest extent of the canopy of any retained tree(s) or hedgerow or adjoining land. No concrete, oil, cement, bitumen or other chemicals shall be mixed or stored, and no workers compounds/facilities or heavy machinery will be located or stored, within 8 metres of the trunk of any tree(s) or hedgerow to be retained on the site or adjoining land.

REASON: To ensure the retention of trees on and off site in the interests of visual amenity.