

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/05723
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	12 St Mathews Close, Rowde, Devizes, SN10 2PG
DESCRIPTION:	Single-storey rear extensions
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The proposal seeks planning permission for the erection of two single-storey rear extensions to a dwellinghouse. The first backs onto the rear elevation, has brick walls, glazed sliding doors, and a monopitched roof with rooflights (measures approx. 4.3m wide, 2.25m deep, 3.1m max height). The second backs onto the existing garage, has brick walls, flat roof with lantern, and uPVC window and door to rear (measures approx. 2.4m wide, 4.55m deep, 2.45m height).

Revised plans were received between 5 to 9 February 2026 to address issues with the validity of the application and neighbour concerns. Interested parties were renotified of the revisions.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 12 St Mathews Close. It has walls of brick, a gabled tile roof, uPVC fenestration, an attached flat-roofed garage, front driveway and a rear garden. Its setting is characterised by the architectural homogeneity of dwellings arranged linearly on a T-shaped cul-de-sac. It is within the settlement boundary of Rowde. Relevant designations and constraints include the Rowdeford School LHS 2km Core Roost Buffer, and a Grade II* (two star) listed church and its Grade II listed churchyard monuments 50m to west.

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 50: Biodiversity and Geodiversity (CP50)

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the Kennet Local Plan 2011 (KLP)

- None of relevance

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

Historic England Guidance:

- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Rowde Parish Council – No responses received at time of case officer recommendation.

Council Highway Engineer – No objection (09/01/2026).

Council Ecologist – No objection, the site is located within a Lesser Horseshoe core roost buffer (consultation zone) associated with the Bath and Bradford-on-Avon SAC, but its scale and nature is such that it can be screened out of Appropriate Assessment (21/01/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. Two letters of representation were made by one member of the public. IN response to the initial submission, the neighbour objected to the proposals (dated 07 January 2026). IN

response to the revised plans, those objections were withdrawn, subject to conditions being imposed (dated 23 February 2026).

Below sets out a summary of the initial objections, together with a consideration of the issue and, where appropriate, how the revised plans submitted address the objection:

- That the development would encroach onto neighbouring land beyond the boundaries of the site.
 - Revised plans have demonstrated that the development would be wholly contained within the site boundary.
- That the plans contain inconsistencies or inaccuracies
 - Revised plans have corrected the inconsistencies and inaccuracies identified.
- That the development would have an overbearing impact due to overshadowing the neighbour's nearest window.
 - Revised plans have taken account of neighbour concerns and demonstrated application of the 45-degree rule.
- That the applicant should be made aware of their obligations under the Part Wall Act 1996.
 - It is standard procedure for decision notices to include informative notes reminding the applicant of their legal obligations, and that planning permission does not override private property rights.
- That the changes and clarifications in the revised plans are appreciated and conditional
 - Welcomed, and any planning permission would be conditional on being implemented in accordance with the approved plans.
- That the width of the extension should be checked/corrected as it ought to be 4.25m
 - Revised plans indicate a gap at the boundary line of approx. 5cm, but the extension measures approx. 4.3m wide in elevation and plan so no discrepancy identified.
- That the plans refer to the timber fence and dwarf wall on the boundary but do not show it, and that the wall sits wholly on land belonging to No.11.
 - Noted, but its omission would significantly affect consideration of the application.

- That the dwarf wall belonging to No.11 should remain or be reinstated by the applicant if any access or foundation work is required.
 - This is a civil matter that the applicant would need to discuss with the neighbour, as planning permission would not confer a right to access/alter others' private property.

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 extensions are on the rear elevation, which is less visual sensitive, and the design utilises scale, form, materials and details that would integrate with the existing building by respecting its architectural style, reading as subservient supporting additions.

The development would not harm the character or appearance of the host dwelling or surrounding area, subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 of the Wiltshire Core Strategy.

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 11 (adjoins) and 13 (adjacent) St Mathews Close. Two letters of representation were made by one member of the public, and the comments therein relevant to considerations of amenity are concerns that the extensions would appear overbearing due to overshadowing impacts.

The development focuses on the rear elevation of the dwellinghouse and abuts the boundaries on both sides. The rear elevation faces north, and therefore openings receive restricted natural light.

The extensions are single-storey and modest in size with low roofs, and the plans demonstrate consideration has been given to the BRE 45-degree rule (which although not embedded within local plan policy, can be regarded as a material consideration). In this instance, it is evident that the proposed rear extension will be visible from the neighbours rear windows and be positioned hard up against the common boundary. Nevertheless, it will be of a single storey design and mass, and not project an unreasonable distance from the rear elevation of the main dwelling. For these reasons, and whilst acknowledging such extensions may be visually undesirable at such close proximity, it is not considered to result in an unacceptable impact upon the amenity or living conditions of the neighbour.

As referenced above, the neighbour remains concerns about access to their property for construction works and the status and treatment of the dwarf wall along the boundary, but these are civil matters for the applicant to resolve with the neighbour, with no role for the Council to adjudicate or resolve through the determination of this planning application. An informative can be added to the decision notice drawing the applicants attention to such responsibilities.

In light of the above, it is concluded that the development would not result in an unacceptable impact upon the living conditions enjoyed by neighbours or the site itself. Furthermore, it satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Ecological matters, including Biodiversity Net Gain (BNG)

The nature and scale of the development would not adversely impact features of importance to nature conservation, and Wiltshire Council's Ecology Team raise no objection. Furthermore, 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), and the decision notice shall include an informative note to such effect.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. Furthermore, it would not conflict with 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 have therefore been fulfilled, and the application should be supported.

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:

Application Form. Materials. Received 7 July 2025.

Proposed Site Plan. 3_100000. Received 29 January 2026.

Proposed Floor Plans and Elevations. 3_100002. Received 5 February 2026.

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.

Informatives to the applicant:

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on

land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.