

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09703
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	29 Rylands Way, Royal Wootton Bassett, Swindon, SN4 8AY
DEVELOPMENT DESCRIPTION:	Proposed single storey rear extension and rear dormer loft conversion.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey, lean-to roof extension to the rear (north) of the dwelling, a box dormer and single roof light to the rear roof slope and three rooflights to the front elevation roof slope.

The single storey extension would project approximately 2.35m, be 4.85m wide have a total height of 3.45m. This structure would be constructed of matching face brickwork and roof tiles to the host dwelling, one small roof light is proposed within the roof slope with a pair of French doors and glazed side panels on the rear elevation facing into the garden.

The box dormer would be approximately 2.65m wide and 1.65m high. This structure would set in significantly from the roof edge and down from the main roof ridge. Plain tile hung cheeks are proposed. The roof lights, (4 in total) would be of modest proportions and set approximately one third of the way down the roof slope.

In terms of accommodation, the proposed development would provide for a small extension to the main habitable area at ground floor level and one additional bedroom and shower room within the roof area, taking the total quantum of bedrooms up from two to three.

SITE DESCRIPTION

The application site is within a residential area of the designated settlement of Royal Wootton Bassett and is part of a new estate of dwellings, built approximately 15 years ago. There is an architectural uniformity among the dwellings on this development, which are predominantly red brick and some render elevations. There is a mix of properties ranging from flats, maisonettes, semi-detached two storey dwellings and some three-storey terraces. No 27 is on the southern edge of this estate and faces onto older semi-detached properties built with pebbledash elevations.

The site lies within the settlement boundary but outside and distant from any heritage assets. There are no other known constraints on this site.

PLANNING HISTORY

Proposal / Summary
N/12/03941/FUL - Development of 129 Dwellings, Formation of New Means of Access on to Longleaze & Demolition of No 19 Longleaze, Associated Landscaping, Open Space & Infrastructure (Resubmission of 08/00024/FUL)
Approved with Conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Royal Wootton Bassett Neighbourhood Plan (Made April 2018)

- Policy 7: Design

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

Wotton Bassett Town Council: 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 appearance

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. Policy 7 to the Wootton Bassett Neighbourhood Plan confirms, *inter alia*, the need for development to respect local character.

Added to the rear elevation, the proposed development would have limited views from the public realm.

With regard to the single storey extension, this element of the proposal is considered to be relatively modest and will retain subservient scale in comparison to the existing building. Materials are expected to match, as is set out within the submission.

Turning to the flat dormer in the roof of the building, this element is considered to be of a greater scale relative to the existing building and expanse of roof, and is of course in an elevated position. Indeed, whilst dormer windows are seen elsewhere in the locality, they tend to be of a smaller scale and with a pitched roof, compared with the flat roof proposed. The adopted Wiltshire Design Guide, states that dormer windows should reflect the style proportions and materials of the existing house and roof design and the proposed development is considered to meet these criteria, and it is reasonable to conclude that the proposed dormer is not of the highest quality in this regard. Nevertheless, the tile hung cheeks will match that of the existing roof, and being located on the rear elevation, the dormer will not be overtly visible in the public realm and, for these reasons, the less than optimal scale and appearance of the dormer is not thought to be unacceptable in this instance

With regard to the three roof lights on the front elevation roof slope are considered minor, subservient additions to the roof profile and would not significantly detract from the uniformity of the pairs of similar dwellings in this location.

Subject to conditions to ensure the proposed development is carried out in accordance with the submitted details, the proposal is considered to with the design principle set out in Core Policy 57 of the Wiltshire Core Strategy, policy 7 to the Wootton Bassett Neighbourhood Plan and Appendix D of the Wiltshire Design Guide and the guidance and provision of the Framework.

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 proposed single storey extension would be set close to the common boundary with the adjoining dwelling to the west, but the single storey scale, limited depth and roof height is not considered to result in an unacceptable impact upon the amenity or living conditions of the other half of the semi-detached pair.

Regarding the rear dormer insertion, the new window would serve a bedroom. In this instance, to the immediate rear of the application site is a flat over garage type property (no.29 Cricketers Close), with the facing elevation not having any windows (albeit some rooflights into the facing roofslope). For this reason, there is not considered to be any unacceptable overlooking into No.29 from the proposals. Off-set from the application site to the rear is No.30, which is a more conventional end of terrace dwelling, with rear garden and windows in the rear elevation. In view of the off-set and distance between the rear elevations (approximately 20m), and the context of there already being a degree of mutual overlooking between those properties fronting Rylands Way and Cricketers Close, neither is there considered to be an unacceptable loss of amenity to the occupiers of that property. No representations have been received in response to the local publicity undertaken.

In light of the above, the proposal is considered to accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

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 adopted Wiltshire Core Parking Standards states that properties with two to three bedrooms should be provided with at least two parking spaces. As the quantum of bedrooms would only increase from two to three, the current parking provision is considered sufficient to serve the property in this instance.

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.

Biodiversity Net Gain

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.

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.

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 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, all received on 11 December 2025

Application Form

Y25-136-3 Location Plan

Y25-136-1 Existing Elevations and Floor Plans

Y25-136-2 Proposed Elevations and Floor Plans

Y25-136-4 Proposed Site Plan.

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