

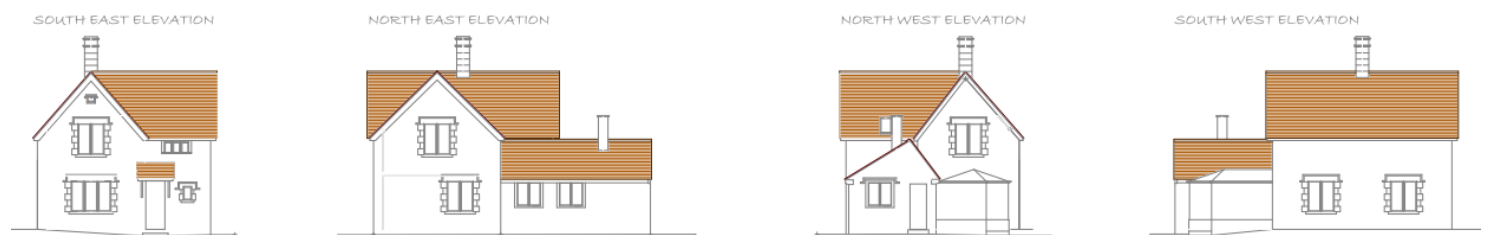
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00228
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Lower Farm, The Green, Broughton Gifford, Melksham, SN12 8PS
DEVELOPMENT DESCRIPTION:	Erection of a two storey rear and side extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two storey side and rear extension. The application is submitted using Householder application forms.

During the course of the application, additional information was submitted to address the potential risk of flooding to the site, as well as making a minor adjustment to the external seating area as it was not located wholly within the red line on the location plan.



Existing Elevations



Proposed Elevations

To facilitate the proposed extensions, the existing single storey rear section and conservatory will be removed. It is proposed to extend either side of the principle elevation with symmetrical two storey extensions which are positioned set back from the end wall, with the overall roof height built to match the existing ridgeline. The roofline to the rear of the property will be lowered in one almost central section where it will be lowered to ground floor eaves height

above the ground floor rear utility room only, whilst the extension will feature gable ends to both side elevations. Along with associated internal reconfiguration, the proposed works will enable the ground floor of the property to relocate and extend the kitchen and dining area whilst incorporating further living areas plus a utility room to the rear. To the first floor, the extension will enable the creation of a further bedroom to increase from 3 to 4 bedrooms with bedrooms 1 and 2 benefitting from en suite bathrooms.

In terms of proposed materials, it is noted that natural stone will be utilised to match the existing dwelling, with clay plain tiles to the roof and white aluminium windows. With regards to fenestration, the extension will introduce an increase to window and door openings. The principal front (SE) elevation will feature an additional ground floor window on each side of the extension with symmetrical rooflights in the roof slope above first floor level. The side (NE) elevation features a triple casement window at both ground and first floor level positioned to align with each other. The rear (NW) elevations features two sets of doors/sliding doors to enable access to the rear amenity space with 2 rooflights positioned in the middle of the roof slope, whilst the remaining side (SW) elevation mirrors the fenestration arrangement of the extension to the NE elevation.

SITE DESCRIPTION/CONTEXT

The site known as Lower Farm is a modern large detached dwellinghouse located along The Street in the village of Broughton Gifford. The property is set back from the road with a sweeping driveway and extensive amenity space, whilst a further area to the rear of the dwelling within the Applicants ownership is classed as agricultural land. The property features a pitched roof and prominent front, rear and side gables, with a single storey rear projecting section including a small gable to the rear elevation. The property is constructed from natural stone with UPVC windows and clay plain tiles to the roof. The property occupies a semi-rural position, with established farm buildings located to the NE and open countryside to the front and rear. Footpath BGIF15 runs to the west of Lower Farm, although it appears that this is subject to a Public Path Order (ref P/2024/005 received 27 June 2024) to divert the path around the boundary fence to the NW.



Front/Side Elevation – Google Image July 2024

The application site is subject to the following planning policy constraints:

- Public Footpath BGIF15
- Countryside Character Areas – Avon Vales
- Negligible risk from groundwater flooding
- Flood Zone 1

PLANNING HISTORY

Proposal / Summary
W/80/00435/HIS - Historic apps 1974 to 1983 Decision - Approved Date: 13/5/1980 – Extension of kitchen
ENQ/2025/01892 - Pre-Application enquiry Decision - Pre-App Response Date: 28/11/2025 – Proposed Extensions to Property. Clarification Requested on Boundaries of Residential Curtilage. Renovation Project includes: * Removing the current, poorly constructed modern extension and the 35-year-old conservatory. * Rebuilding with a new extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and Low-Carbon Energy;
- Core Policy 57: Ensuring High Quality Design
- Core Policy 61: Transport and Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Broughton Gifford Neighbourhood Plan: Status - undesignated at the time of determining this application

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

- Highways Impact
- Drainage and Flood Risk

CONSULTATION RESPONSES

Broughton Gifford Parish Council: No Comments received

Wiltshire Council Highways: No Objection

Wiltshire Council Rights of Way: No Objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development, whilst Section 12 of the NPPF relates to achieving well designed places.

Overall, the proposed works are acceptable and deliver sensitive and well-considered extensions that preserve and enhance the appearance of the existing building, whilst remaining in-keeping with its current character and aesthetic and would not result in unacceptable visual impact to the dwelling, its setting or the surrounding area. Whilst the proposed extensions will demonstrably increase the bulk, mass and built form of the dwelling and are substantial additions to the dwelling, it is not considered that the works will result in an unduly dominant or overbearing appearance. By reason of the scale, design and proposed materials, the proposed extensions will read as coherent additions to the dwelling.

The extensions are considered proportionate when read in context with the existing building and its setting and plot, whilst the roof form addresses the existing irregularity of the roof pitch with the built form resulting in a more visually balanced appearance. Furthermore, the detailed design of the proposed works enable a clear yet sympathetic distinction between the original building and the proposed extensions. Lastly, whilst vantage points of the proposed works are possible from the public footpath to the west of the application site, the proposed extensions will not impact or encroach upon the footpath.

Having regards to the above, the proposal is deemed to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and Section 12 of the NPPF.

Residential 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 properties most sensitive to the proposed works is Hayleyian Farm to the SW and The Old Dairy to the NE.

The proposed extensions will increase the perceived mass and bulk to the side and rear elevations especially at first floor level, which given its positioning is in proximity to the boundary with Hayleyian Farm. However, currently there is established planting and landscaping to the SW boundary with Hayleyian Farm, whilst it is also observed that there is a substantial separation distance between the two properties.

Old Dairy is positioned the other side of the application sites generous amenity space to the side of the dwelling, thereby it is acknowledged the separation distance to the application site is substantial. However, given the arrangement and positioning of the existing farm buildings directly opposite the Old Dairy, vantage points to the application site may be largely concealed from view.

Overall, it is considered that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact,

loss of light, or overshadowing effects. It is acknowledged that whilst additional fenestration is proposed to all elevations of the building, the existing separation distances, boundary treatments and positioning of nearby buildings and structures help to mitigate against any unacceptable resulting loss of privacy, overlooking or overbearing effects. Therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

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 extensions would enable the property to increase from a 3 to a 4 bedroomed property. To accord with the Wiltshire Car Parking Standards, a 4 bedroom property needs to demonstrate provision for 3 off-road parking spaces.

The application site benefits from a large generous driveway and off-road parking for a number of vehicles to the side of the building. Whilst the block plan demonstrates minor reconfiguration of the existing driveway, adequate turning space and parking provision is provided to accord with the Wiltshire adopted Car Parking Standards. Wiltshire Council Highways Officers have provided no objections to the proposals and it is deemed that the works would not result in any adverse impact on highway safety and access arrangements are acceptable.

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.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

Whilst being located within Flood Zone 1, the application site is shown as being in a location with potential risk from surface water and sewer flooding, according to the Environment Agency mapping. Upon request, a Drainage Strategy and additional flood mapping was provided to address the potential for flooding on site.

The Drainage Strategy confirms that there are no foul sewers in proximity of the application site, whilst the existing house is served by an existing septic tank, therefore the site is not deemed at risk of sewer flooding. With regards to surface water drainage, the Drainage Strategy confirms that surface water drains from the new extension will discharge into new soakaways that are to be sized in accordance with percolation tests.

The information provided demonstrates that the proposal accords with national and local drainage guidance and the proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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.

CONCLUSION

The proposed development is considered acceptable by reason of its design, scale and choice of materials, and will not result in unacceptable visual impact to the setting or surrounding area. Also, the proposed works are not considered to adversely affect the residential amenity of neighbouring properties. Whilst the extensions will result in a demonstrably larger footprint and increased bulk and mass, the works are considered to be sympathetic and in keeping with the existing building and its plot, and would be viewed as cohesive and sympathetic additions when viewed in the context of the site, thereby preserving the existing character and appearance of the main dwelling. Additionally, the proposal will not result in unacceptable impact to the highways network with access and parking arrangements considered acceptable.

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:

CAD 2126-000A – Location Plan received 13.01.26

CAD 2126-004 – Block Plan received 13.01.26

CAD 2126-003A– Proposed Elevations and Floor Plans received 22.02.26

Drainage Strategy received 23.02.26

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