

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00632
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Cherry Brier Close, Lydiard Millicent, Swindon, SN5 3NT
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The proposal seeks planning permission for a single-storey rear extension. The extension partially infills a gap in the rear elevation, has brickwork walls and a gabled tile roof. It measures approx. 6.1m wide, 8.9m deep, 4.4m max height.

SITE DESCRIPTION

The application site is a detached single-storey dwelling known as 4 Cherry Brier Close. It has walls of brick, a hipped tile roof, uPVC fenestration, driveway and surroundings gardens. Its setting is characterised by an intimate cul-de-sac composed of bungalows with hedgerow borders. It is in the small village of Lydiard Millicent which has no defined settlement boundary. Relevant designations and constraints include Flood Zone 1 where groundwater levels are either at or very near (within 0.025m of) the ground surface, and North Meadow SAC 9.4km recreational buffer.

PLANNING HISTORY

PL/2023/07702 – Single Storey Rear Extension (APPROVED WITH CONDITIONS 16/11/2023).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Lydiard Millicent Neighbourhood Plan – Made May 2021

- LM1 – Managing Design in Lydiard Millicent

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

CONSULTATION RESPONSES

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

Lydiard Millicent Parish Council – No comment (06/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public.

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.

Preliminary matters

The application follows the Council's decision to grant planning permission under reference PL/2023/07702 for a single-storey rear extension, which the applicant has drawn attention to in the supporting information. Due regard is had to the extant permission, but it falls that the application be assessed on its own merits.

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.

LM1 of the Lydiard Millicent Neighbourhood Plan seeks to ensure the design of all new development in the parish sustains and enhances the distinctiveness of the village

through the use of building forms and materials that reflect the vernacular or otherwise adhere to the essential village character.

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 extension has considerable depth, and its gabled roof form would contrast with the hipped roofs of the existing building, but it otherwise interacts well with the existing built form where the elevation is also less visually sensitive. Furthermore, the use of matching materials would enable it to integrate effectively into its setting.

The development would not harm the character or appearance of the host dwelling or local area, subject to conditions necessary to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of Appendix D of the Wiltshire Design Guide and the aims of LM1 of the Lydiard Millicent Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Residential 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 3 and 5 Cherry Brier Close, 74 and 75 and 85 to 87 Chestnut Springs.

The proposed extension is a considerable projection from the existing built form, but it is single storey in scale. It maintains a degree of separation from the boundaries with neighbours, along which there are intervening features. Furthermore, it would not introduce openings where these would directly overlook neighbours.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

Biodiversity Net Gain (BNG)

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 the relevant informative note.

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:

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:

Proposed Plans. Y-25-130-2. Received 30 January 2026.

Proposed Site Plan. Y25-130-4. Received 30 January 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.