

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00030
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Pavenhill, Purton, Swindon, SN5 4BY
DESCRIPTION:	Hip-to-gable roof enlargement and rear and side dormer additions
RECOMMENDATION:	REFUSE

PROPOSAL

In discussion with the applicant, the LPA changed the description of development on 28 January 2026 in the interest of conciseness only. The proposal seeks planning permission for a hip-to-gable roof enlargement on the west elevation roof slope, and a box dormer to rear elevation roof slope wrapping around partly to east elevation roof slope. They would be mostly constructed from materials to match those in the existing dwellinghouse.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 7 Pavenhill. It is an inter-war period house with Arts and Crafts details; it has walls of brick and render, a tented slate roof with forward projecting gable, uPVC fenestration, front driveway and rear garden. Its plot is slightly elevated above the highway; its setting is characterised by the linear street scene of two-storey dwellings in a variety of 20th century architectural styles mostly set back from the road behind front gardens. It is in the settlement boundary of Purton.

PLANNING HISTORY

PL/2025/02654 - Proposed two storey side and front extension (APPROVED WITH CONDITIONS 21/05/2025).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)

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

Purton Neighbourhood Plan - Made November 2018

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:

Purton Parish Council – No objection (10/02/2026).

Wiltshire Council's Highways Team – No objection (13/02/2026).

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 site has an extant permission for a two-storey side extension under reference PL/2025/02654; at the time of the site inspection, there had been no material operations carried out pursuant to the permission.

There would be some overlap with the proposed development such that, if both were implemented, a convoluted arrangement would materialise. Regard has been had to this and, if the Local Planning Authority are minded to grant planning permission, conditions may be used to ensure implementation of one or the other in the interest of the amenity of the area.

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.

The proposed hip-to-gable enlargement would respond to gabled forms present in the street scene but at the consequence of upsetting the balance and integrity of the dwelling's distinctive tented roof, a form of roof shared by its adjacent neighbour that adds to the variety and visual interest of the roofscape. Similarly, the angular form of the proposed rear box dormer, which partially wraps around the side, and despite being faced in matching materials, would awkwardly contrast and demonstrably fail to integrate with the existing roof form.

Large dormer additions are not characteristic of the area, and in this case the roof additions would demonstrably fail to satisfy the expectations of Appendix D of the Wiltshire Design Guide which, among other things, advises that *"[t]he design of any dormer windows should reflect the style, proportion materials and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area"*.

The roofscape of the area is largely intact, and large box-shaped dormers are not a characteristic feature in this area. Their visual impact is more readily felt from private rear gardens, but public visibility is not a prerequisite for harm to occur, and their awkwardness would nonetheless be felt from multiple points in the street scene.

Additions to the roof of a dwellinghouse can benefit from permitted development rights under Part 1, Class B of the GPDO¹. However, the applicant has not demonstrated, nor does it appear so to the LPA, that this represents a credible fallback position for the development as proposed and from which harm is identified.

For the above reasons, the development is unacceptable in design terms, by failing to integrate sensitively with the roof form of the dwellinghouse, and would harm the character and appearance of the host dwelling and surrounding local area. Furthermore, it fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide or the aims of CP57 of the Wiltshire Core Strategy.

Paragraphs 131 and 135 of the National Planning Policy Framework emphasise the importance of achieving well-design places and advise that decisions should ensure development is visually attractive as a result of good architecture and being sympathetic to local character, among other things. Paragraph 139 is clear that development that is not well design should be refused, especially where it fails to

¹ The Town and Country Planning (General Permitted Development) (England) Order 2015

reflect local design policies and guidance. The NPPF aligns with the thrust of the development plan and does not lead to a fundamentally different conclusion in this case.

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 6 and 8 Pavenhill either side, and 6 and 7 High Ridge Close to rear.

The dormers would increase the massing of built form, but the separation distance that would remain would ensure the resulting dwellinghouse does not appear unduly overbearing or obtrusive for neighbours.

The dormers introduce openings at a high level, including to the west side elevation and rear elevation. The rear-facing windows would respect the 20m back-to-back distance expected by the Wiltshire Design Guide (4.2.9 and 9.2.5).

The side elevation window serves a stairwell to the loft conversion, and would offer some oblique views towards outdoor areas of No.8. This would be a transient space, but planning permission would persist with the land and the LPA would have no control over the internal arrangement in the longer-term. It is recommended that a condition be used to ensure the obscure glazing and restricted opening of this window, in the interest of residential amenity and privacy.

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

Highway matters

The development would increase the bedroom quantum on site, but the site curtilage provides for accommodating parked vehicles in compliance with adopted minimum

parking standards. Wiltshire Council's Highways Team raise no objection, and the development would not give rise to unacceptable harm to highway safety.

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 cause unacceptable harm to character and appearance of the dwellinghouse and local area, and for which conditions cannot be used to make the development wholly acceptable in planning terms. This harm conflicts with the development plan, in so far as it seeks to ensure a high standard of design in all new development that responds positively to the character and appearance of Wiltshire, having regard to the aims of Core Policy 57 of the Wiltshire Core Strategy.

The development would satisfy the private needs of the applicant; however, it would make slightly more efficient use of land and deliver some limited economic benefits during construction. These are considered to attract limited weight in favour of the proposal, and be insufficient to outweigh the harm identified and resulting conflict with the development plan.

Accordingly, other material considerations in this case do not indicate that a decision should be made other than in accordance with the development plan, and therefore the proposal should not be supported.

RECOMMENDATION

That planning permission be REFUSED for the following reason(s):

Refusal Reason(s):

1. The proposed roof additions fail to integrate sensitively with the dwelling's distinctive roof form or surrounding street scene, to the detriment of the character and appearance of the dwellinghouse and the local area.

Furthermore, it fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide (March 2024) and is found contrary to Core Policy 57 (i, iii, vi) of the Wiltshire Core Strategy (January 2015) and paragraphs 131, 135, 139 of the National Planning Policy Framework (December 2024).