

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00490
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 The Masons, Purton, Swindon, SN5 4DJ
DESCRIPTION:	Two-storey and single-storey side extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The proposal seeks planning permission for a two-storey and single-storey side extension. It is to be constructed from materials to match the existing dwellinghouse, incorporates a ground-floor garage and front porch, and it measures approx. 3.55m wide, 7.5m deep, and 7.8m max height (matching the dimensions of the existing dwellinghouse).

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 2 The Masons. It has walls of brick and render, a gabled tile roof, uPVC fenestration, an attached flat-roofed garage, front driveway and a rear garden. Its setting is characterised by the immediate post-war street scene, composed of similar two-storey semi-detached dwellings around a flat-roofed block of retail units. It is in the settlement boundary of Purton. Relevant designations and constraints include North Meadow SAC 9400m recreational buffer.

PLANNING HISTORY

PL/2025/09072 - Two-storey and single-storey side extension (APPROVED WITH CONDITIONS 07/01/2026).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- 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 – Object, commenting that the two-storey and single-storey side extension, as increasing this property to a four bed house will reduce the parking at the property, which will add parking problems to an already congested area, and that they would like off road parking for two cars to remain at the property (10/03/2026).

Wiltshire Council's Highways Team – No objection (10/03/2026).

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 for a *two-storey and single-storey side extension* under reference PL/2025/09072. This permission is extant and provides a realistic fallback position, however it falls that this application be considered 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.

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 would continue the roof and wall lines of the existing dwellinghouse, also using matching materials and details, as part of a *seamless* design approach. Although the expectation of adopted design guidance is for a subservient appearance, which the consented scheme satisfied, the development would respect the dwellinghouse's architectural style and integrate harmoniously into the street scene by partly mirroring the extensions to adjoining No.1 The Masons.

The development would not harm the character or appearance of the dwellinghouse or the surrounding area. This is subject to conditions to ensure the design is delivered to an acceptable standard. Furthermore, it would meet the expectations of the adopted design guidance and the requirements of CP57 in 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 1 and 3 The Masons and 4 Pavenhill.

The proposed extension introduces additional bulk in proximity of the boundary with No.3, however no side elevation windows are introduced, and a degree of separation would be maintained such that it would not appear unduly overbearing and nor would it cast a significant shadow.

Overall, the effect of the proposal on the living conditions of neighbours is considered acceptable, and no letters of representation have been received that would lead to a different conclusion.

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

Highway safety

The development would increase the bedroom quantum on site from three to four. The plans suggest three vehicles could be parked within the front curtilage, although no layout is provided.

The Parish Council objects to the application on the grounds that increasing the bedroom quantum would exacerbate on-street parking over-demand, and so the development should provide parking for vehicles in accordance with adopted standards. Wiltshire Council's Highways Team raise no objection, commenting that the site has sufficient space to maintain compliance with adopted minimum parking standards.

The development is not a significant departure from the extant scheme approved scheme and would not give rise to a greater impact on highway safety above what was then deemed acceptable. Furthermore, the Parish Council did not object to the approved scheme, and nor did WC Highways.

The development would not give rise to unacceptable harm to the safety of the highway network. Accordingly, it would not conflict with CP57 (xiv), CP61, CP62 or CP64 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 relevant conditions. 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:

Existing and Proposed Floor Plans. 2. Received 26 January 2026.

Site Plan and Existing and Proposed Elevations. 1. 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.