

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00725
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	85 Pavenhill, Purton, Swindon, SN5 4DA
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The proposal seeks planning permission for a single-storey rear extension. It has a parapeted flat roof with lanterns, bifold doors to the rear elevation, walls constructed from materials to match, and it measures approximately. 6.5m wide, 3.7m deep, and 3.15m max height.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 85 Pavenhill. It has a datestone A / 1899 / D, painted-brick walls, a gabled tile roof, uPVC fenestration, an attached garage, a front driveway, and a rear garden. Its setting is characterised by narrow roads, an undulating building line and predominantly traditional architecture in the immediate village street scene. It is in the settlement boundary of Purton. Relevant designations and constraints include access via a C-classified highway and a 9.4km recreational buffer around the North Meadow SAC.

PLANNING HISTORY

No recent relevant planning history relevant to the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

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 (10/03/2026).

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.

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 is modest and subservient in scale but bears a blocky appearance that contrasts with the traditional forms of the dwellinghouse. Nonetheless, the use of matching materials would help it integrate into its setting and its flat roof does not conflict with the expectations of Appendix D of the Wiltshire Design

Guide that “[w]here a flat roof is appropriate on a single storey extension the roof should relate to original horizontal elements...”.

The development would not harm the character or appearance of the host dwelling or local area, subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it satisfies the expectations of adopted design guidance and the aims of 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 81, 82, 85a and 86 Paven Hill, and the Royal George Pub opposite.

The proposed extension is modest and single-storey in scale. It would maintain a sufficient separation from neighbours so as not to appear unduly overbearing or obtrusive. Furthermore, subject to a condition restricting the use of the flat roof as an amenity space, it would not directly overlook or affect neighbours' privacy.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, subject to relevant conditions. 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 application was validated as a householder planning application, which are 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). The decision notice should include an informative reminder of the requirements.

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:

Application Form. Materials. Received 2 February 2026.

Existing and Proposed Block Plan. 1163_03. Received 2 February 2026.

Proposed Floor Plans and Elevations. 1163_04. Received 2 February 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.

4. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.