

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00452
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Rectory, The Street, Brinkworth, Chippenham, SN15 5AF
DESCRIPTION:	Regularisation of decked area and canopy to rear of property
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a decked area with canopy structure to rear of the dwellinghouse. The application is made under S73A of the Town and Country Planning Act 1990, as it comprises development has already been carried out and had been completed by 30 July 2024.

SITE DESCRIPTION

The application site is a two-storey detached house known as The Rectory. It is constructed from reconstituted stone under a slate roof in a modern architectural style. It enjoys a front amenity area with pond and access to and from the highway. Its rear amenity area is generous in size and a detached garage is noted to the western end of the house. The site is set on the south side of the highway, bordered to the west by a public house and the local primary school, and to the south and east by agricultural fields. It is in the small village of Brinkworth. There are Grade II listed buildings within a 100m radius, and a Grade I listed Church of St Michael and All Angels. The public footpath BRIN70 is 15m east of the site.

PLANNING HISTORY

PL/2025/03804 - Regularisation of detached garage and garden room extension and proposed extension to detached garage with part-conversion into residential annexe (APPROVED WITH CONDITIONS 02/07/2025).

PL/2021/06569 - Demolition of garage/store/workshop area. Erection of side and rear extensions. Erection of detached garage (resubmission of 20/08396/FUL) (Approved with Conditions 22/12/2021).

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)

- Policy NE14: Trees, site features and the control of new development

Brinkworth with Grittenham Neighbourhood Development Plan – Made July 2025

- Policy BG04: Local Green Space
- Policy BG09: Sustainable Design and Construction

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

Historic England Guidance:

- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Brinkworth Parish Council – No response received at close of consultation period or at time of case officer recommendation.

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 decked area is expansive, with a canopy, steps and platters. In combination with the dwellinghouse, it creates a large built area on site; however, given its relatively low height it is not appreciable from the public realm, and the built area remains proportionate to the plot. Furthermore, it does not appear to have caused an adverse loss of trees or foliage.

The development has not harmed the character or appearance of the dwellinghouse or local area, but it would be necessary to impose an approved plans condition to define the terms of any permission. Furthermore, it satisfies the expectations of adopted design guidance and meet the requirements 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 to the north Croft House, Alexander House, and Old Hall House. To east is a field, to west a public house, and to south the local primary school.

The decked area extends over the site's sloping land, creating elevated platforms; however, the distance from neighbours and intervening boundary features are such

that it has not been detrimental to the privacy of neighbours and nor does it appear unduly overbearing. Furthermore, the canopy structure atop it is open framed which casts a limited shadow and does not appear visually intrusive.

The development has not harmed the overall living conditions enjoyed by occupants of the site itself or neighbouring land, nor is it likely to do so in the foreseeable future. Furthermore, it satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

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 has acceptable effects in respect of matters of acknowledged importance to the public interest. Furthermore, it does 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. As the development has already been carried out, it will be necessary only to impose a condition to require adherence to the plans submitted to define the terms of the permission. Accordingly, the statutory requirements have 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 carried out in accordance with the following approved plans and documents:

Application Form. Received 22 January 2026.

Location and Site Plan. DCD 26/01/21. Received 22 January 2026.

Existing and Proposed Plans and Elevations. DCD 26-02-10. Received 3 February 2026.

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