

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00584
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Byways, The Street, Alderton, Chippenham, SN14 6NL
DESCRIPTION:	Two-storey rear extension and garden landscaping
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

In discussion with the applicant, the Local Planning Authority made some minor amendments to the description of development on 30 January 2025 in the interest of precision. The proposal seeks planning permission for a two-storey rear extension and garden landscaping. The extension has walls faced in natural stone, a gabled stone slate roof, uPVC rainwater goods, timber/aluminium fenestration, and it measures approx. 8.65m wide, 6.5m deep, and 7.2m max height. The garden landscaping proposed consist primarily of excavation around the extension and erection of a 0.43m garden retaining wall.

SITE DESCRIPTION

The application site is a mid-terrace two-storey dwelling known as Byways. It has walls of coursed limestone with dressed stone details, a dual-pitched stone slate roof, casement fenestration in mullioned windows, front garden raised from street with drystone wall, and to rear it has two and single-storey flat-roofed extension and rear garden. Front elevation features gabled porch with datestone I.N / 1871. It forms part of a symmetrically designed terrace of three dwellings, and its setting is characterised by the local vernacular architecture, drystone boundary walls and foliage of the immediate village street scene. It is in Alderton, which is not a classified settlement, and in open countryside for planning purposes. Relevant designations and constraints include Alderton Conservation Area, three Grade II listed buildings within 50m¹, and the Cotswold National Landscape (formerly and legally an Area of Outstanding Natural Beauty (AONB)).

¹ The Old School House [NHLE: 1283264], New Farm Cottages and Yew Tree Cottages [NHLE: 1022365], and The Old Bakehouse [NHLE: 1022366].

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 64: Demand Management (CP64)

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

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Cotswold National Landscape Management Plan 2025-2030

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)

CONSULTATION RESPONSES

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

Luckington and Alderton Parish Council – No objection (18/02/2026).

Wiltshire Council's Highways Team – No objection, commenting that there is no increase in bedroom quantum and therefore no effect on parking provision (23/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 10 February 2026. 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, with particular regard to the Conservation Area, setting of listed buildings, and National Landscape

CP51, CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the natural and historic environment, by conserving the special qualities of designated landscape and by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

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 village of Alderton was historically part of the Grittleton Estate. The estate was purchased by Joseph Neeld in 1828, who carried out rebuilding between 1830s-50s to designs by architect James Thompson. The idiosyncratic style of the estate defines much of Alderton's character and, in recognition of its special architectural and historic interest, it was designated a Conservation Area on 8 November 1974.

The character and appearance of Alderton Conservation Area (ACA), in so far as is relevant, can primarily be discerned from the local distinctiveness and homogeneity of the village architecture, its historic and protected buildings and boundary walls, its layout and settlement pattern, and its significant foliage and open spaces. It is desirable to preserve or enhance its character or appearance, to which there is a duty

to pay special attention under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Byways forms the middle of a handsome and symmetrically designed terrace of three dwellings, built in the local vernacular style with some refined details. Its porch bears the datestone I.N / 1871, later than most of the other cottages in the village. It is a building of considerable architectural and historic merit that contributes positively to the character and appearance of the ACA.

The development is focused on the rear elevation of the dwelling, which has been altered with unsympathetic flat-roofed extension making this elevation less visually sensitive to change. The proposed extensions are a considerable addition to the dwelling, in terms of massing and bulk; however, the design utilises gabled forms, with details and materials that would respect the architectural style of the dwelling, a considerable improvement on the existing situation.

Within 50m of the site are the listed buildings known as The Old School House, New Farm Cottages and Yew Tree Cottages, and The Old Bakehouse. In so far as is relevant, their significance and special interest comprise their architectural and historic interest.

The proposed extension is on a rear elevation and there are considerable distance and intervening features that would ensure the development has no effect on how the significance of the listed buildings is experienced and appreciated within their settings. Accordingly, their settings would be preserved, to which special regard has been had in exercise of the duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Furthermore, while the site is in the Cotswold National Landscape, it relates to the built-up settlement area and established residential curtilage and would not harm its special qualities. It would not, therefore, conflict with the duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

The development would not harm the character or appearance of the dwellinghouse or ACA in which it is located, the significance of nearby listed buildings or the special qualities and natural beauty of the Cotswold National Landscape. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP51, CP57 and CP58 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 adjoining The Gables (to northeast) and The Old Post Office (to southwest).

The proposed extension would add considerable bulk to the rear, including in proximity of the boundaries with The Gables and The Old Post Office. This would, to a degree, encroach upon the outlook provided by a ground floor living room window at The Gables and a first-floor bedroom (assumed) window at The Old Post Office. It is noted that the rear elevations of the terrace face north, and are angled slightly to northwest, such that openings and rear amenity areas are overshadowed throughout much of the day.

The effect of the increased massing and bulk on the outlook from these rooms is undesirable. In terms of The Gables, the outlook is already limited by the immediate cramped courtyard before it. Furthermore, it is understood that light is provided to this room by other means. In terms of The Old Post Office, the orientation of the terrace is considered such that an oppressive living environment would not be created.

The extension introduces openings at first floor; however, these are focused on the rear gable ends where they would primarily be overlooking the site's garden. Rooflights to the outer roof slopes would directly face neighbouring land, but these are understood to be high level and, as such, would not cause harmful overlooking.

For the above reasons, the extension is found to have acceptable effects in respect of the living conditions enjoyed by occupants of neighbouring land. No representations by members of the public were received.

Accordingly, the development would not harm the living conditions enjoyed by occupants of the site itself or of neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it satisfies the expectations of adopted design guidance and the requirements 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 an informative note to this effect.

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:

Existing and Proposed Elevations, Site Block Plan and Site Location Plan.
AH2025/92 Sheet 1 of 3. Received 28 January 2026.

Proposed Floor Plans. AH2025/92 Sheet 2 of 3. Received 28 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.