

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00246
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Lauriestone, West End, Foxham, Chippenham, SN15 4NB
DEVELOPMENT DESCRIPTION:	The construction of rear extension to the kitchen. Increasing the size of the porch to the front along with altering the existing ground floor open-sided roof to allow light into the house.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

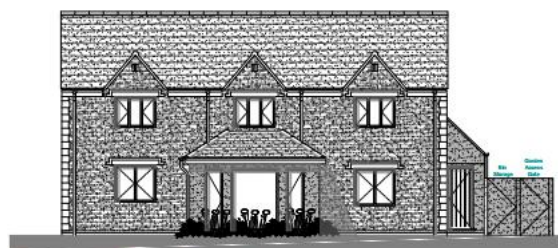
The proposal seeks planning permission for a proposed ground floor rear extension to the existing kitchen, increasing the size of the existing porch and alterations to the existing ground floor open-sided roof.

During the course of the application, revised plans were received to address some minor anomalies.

The extracts below demonstrate the existing elevations and the proposed elevations subject to this planning application.



Existing Elevations



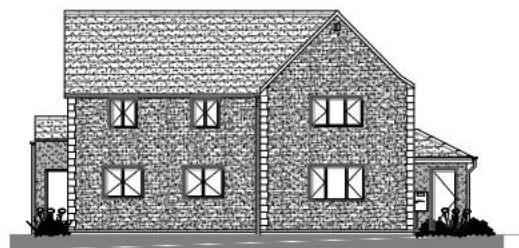
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Proposed Elevations

The proposed works are centred around the ground floor of the property. It is proposed to extend the existing kitchen to the rear, which will enable the footprint to project further forward than the existing rear façade and will result in a partial flat roof and partial pitched roof appearance. The extension will include large full length glazing with centrally positioned entrance doors and a raised roof lantern to the flat roof above. Internal reconfiguration will result in the existing kitchen being transformed into a dining area, whilst adjacent to the kitchen extension is a proposed full height projecting Oriel window seat.

Resulting from the removal of the open-sided covered walk-way to the front and side elevations, the pitched roof that is partially associated with the kitchen extension will wrap around to the side elevation and provide a covered porch over the entrance to the property. The side elevation built form will also include an additional ground floor single window serving the kitchen.

The front elevation will see the removal of the existing porch and create a centrally located, single storey hipped roof glazed element which will project from the front wall, providing a quiet reading corner, although this has been referred to as a 'porch' within the application. This area will feature a full height window to the front with side lights either side, and single windows to the sides of the structure.

In terms of construction materials, it is proposed to utilise larch timber cladding to the kitchen extension, although the colour has not yet been confirmed. Welsh blue slate is proposed to the roofs of the kitchen and reading corner porch extensions, with aluminium powder coated windows in beige, a timber or composite front door in beige and aluminium doors to the kitchen extension.

SITE DESCRIPTION/CONTEXT

The property known as Lauriestone is a large detached two storey dwelling occupying a largely rural location, situated off of the main road running through the village of Foxham, approx. 6 miles from Chippenham.



Front Elevation (Top-left), Side Elevation (Top-right) and Rear Elevation

The arrangement of the property is such that the principal elevation faces southerly, thereby on approach from the road, the facing side elevation is not considered the front elevation and is not currently used as the main entrance to the property.

The building has a pitched roof which also incorporates gables to the side elevations. The rear elevations features 3 gables, however that which is located to the left of the elevation is recessed due to the forward projecting element of the adjacent double gable. The front elevation also exhibits smaller dormer-style gables above the first floor windows, as well as a wraparound open-sided covered walkway to the front and side elevations. The property is set within a generous plot with off road parking for a number of vehicles fronting the site alongside a detached double garage. The main dwelling is constructed from reconstituted stone, double Roman roof tiles, with a mixture of timber and UPVC windows and doors. The positioning of the dwellings within the surrounding area is in a linear arrangement through this part of the village which follows the road, with detached properties of varying external appearances and construction materials throughout.

The application site is subject to the following planning policy constraints:

- Bridleway – BREM11
- Historic Building Sites and Monuments Records – Outfarm NW of West End Farm
- Negligible Risk of Ground Water Flooding
- Flood Zone 2 (Now Retired)

PLANNING HISTORY

Proposal / Summary
N/92/00609/FUL - Full planning permission Decision - Approved Date: 28/4/1992 – NEW HAY STORE HAY STORE
N/90/01645/FUL - Full planning permission Decision - Approved Date: 7/9/1990 – AMENDMENTS TO PLANNING PERMISSION (N/89/1470/F) FOR ARIDING SCHOOL/DISCHARGE OF CONDITION NO 2 - DETAILS OF PARKING AREA
N/91/02476/FUL - Full planning permission Decision - Approved Date: 10/1/1992 – ERECTION OF TACK ROOM
N/91/01018/FUL - Full planning permission Decision - Approved Date: 13/6/1991 – EXTENSION TO DWELLING
N/89/01449/FUL - Full planning permission Decision - Approved Date: 23/6/1989 – EXTENSION TO DWELLING
N/89/01470/FUL - Full planning permission Decision - Approved Date: 17/7/1989 – CHANGE OF USE OF STABLE BLOCK & Paddock TO RIDING SCHOOL NEW VEHICULAR ACCESS/ SITING OF PORTACABIN
N/89/03123/FUL - Full planning permission Decision - Refused Date: 29/1/1990 – CHANGE OF USE - DISUSED GARAGETO CABINET MAKERS WORKSHOP
ENQ/2023/00038 - Pre-Application enquiry Decision - Pre-App Response Date: 3/4/2023 – Demolition of existing stabling & storage barns, erection of single storey dwelling on demolition footprint. Change of use from equestrian to residential & ecological restoration of paddocks.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport And New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Bremhill Neighbourhood Plan:

- Policy NP1: General Development
- Design Policy DSP3

North Wiltshire Local Plan 2011- saved policies:

- H4: Residential Development in the Countryside

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance (PPG)

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Flood Risk
- Rights of Way

Bremhill Parish Council: Support –

Having studied the drawings and ensuring that all affected neighbours are consultees, Bremhill Parish Council supports this application. One of the Foxham Ward Councillors has visited the property and has confirmed that the existing layout is not conducive to a comfortable and efficient family home. There is nothing contained in the Bremhill Neighbourhood Plan which would render this application contrary to NP1 General Development Policy 1.

REPRESENTATIONS

The application was publicised by direct neighbour letter. Representations in support of the proposal have been received from 'Heathercote' and 'Springfield', stating that the proposed works are considered to enhance and modernise the property for the family, with the proposed works deemed reasonable and sensible.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Policy NP1 of the Bremhill Neighbourhood Plan states that proposals for development in the countryside will only be permitted where it can be demonstrated that the development would have an acceptable effect on the rural character of the landscape of the area. Furthermore, Design Statement Policy DSP3 states that development should be of a scale and design that is compatible with a rural settlement.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF expects a good standard of design.

Whilst the proposed works are focused on the ground floor of the property, they will result in additional bulk and massing to the external elevations of the building. The overall height of the kitchen extension remains at ground floor level, thereby respecting the established height of the existing building. Whilst there will be a variety of heights displayed across the elevations, when viewed in context this is not considered to result in a muddled or confused appearance. The proposed kitchen extension will result in a sympathetic and subservient addition to the main dwelling by reason of the reduced ridge line and incorporation of a partial flat, partial pitched roof. The removal of the existing open-sided walkway to the front and side elevations enables the facades to be more opened up and allows an increased light level to the property, whilst the front glazed seating/porch area also remains subservient by virtue of the reduced roof height and hipped roof design.

Given the current ambiguity regarding the proposed finish of the larch timber cladding to the kitchen extension, it is considered necessary to impose a pre-commencement condition requiring the submission and approval of the material details prior to the implementation of the scheme. This will ensure that the external materials are sympathetic to the host dwelling and appropriate within the wider setting.

Overall it is considered that the proposed scale and design of the extensions and external works enable subservient additions that harmonise with the property's overall character and appearance within this rural location. By virtue of the scale and design of the extensions and alterations, it is considered that the proposed works are proportionate to the property and its plot, and will not result in an overdeveloped or incongruous appearance. Notwithstanding that materials will not match the existing dwelling and are subject to final agreement, they will remain somewhat complimentary as the inclusion of welsh slate to the roof and larch timber cladding is still considered to align with and compliment the existing character of the property, helping to integrate the extensions with the host dwelling and the wider streetscene. Whilst it is acknowledged that the proposed works will be partially be visible from public vantage points owing to the current arrangement of the property frontage, it is not considered to result in unacceptable visual impact to the locality or the wider streetscene. Therefore, the proposal

complies with WCS Core Policy 57, policy NP1 and Design Policy DSP3 of the Bremhill Neighbourhood Plan, the Wiltshire Design Guide and section 12 of the NPPF.

Residential Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in close proximity to the application site are Springfield, Heathercote and Fynmere, all located across the road and to the east of the application site. The predominant vantage points to the application site from these properties will be the side elevation fronting the road, with partial views to the rear and front elevations also possible. Whilst the proposed built form will increase to the rear and side elevations, the current separation distances to these properties is considered sufficient to mitigate against any unacceptable overbearing effects resulting from the increased built form. In terms of fenestration, whilst it is proposed to increase the glazing to all elevations (with the exception of one of the side elevations), the separation distances will also help mitigate against any additional or increased overlooking resulting from the increased fenestration.

The application site itself benefits from established landscaping to the boundary and fronting the road, which will also help to partially conceal vantage points to the proposed works.

It is also noted that representations from the Occupants of both Heathercote and Springfield have been received, supporting the application. Overall, the proposed works are considered acceptable and will not result in unacceptable overlooking issues, loss of light or have an overbearing impact on the neighbouring properties. The distance to the neighbouring boundaries is sufficient to help mitigate against any unacceptable overlooking or overbearing issues arising from the development, whilst the proposed alterations and increase to the fenestration are also considered acceptable. Overall, the proposal complies with Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide, as it demonstrates that the development would not result in unacceptable impacts to residential amenity.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The rear section of the application site lies within Flood Zone 2, whilst the land is considered at negligible risk of ground water flooding. Whilst the proposed works will demonstrably increase the built form of the property, the proposal comprises a modest domestic extension to an existing dwelling and would not result in a significant increase in impermeable surfacing. The proposed built form, as well as the site access and egress (to the public highway) is located in flood zone 1. Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site. Furthermore, the applicant has marked all options for mitigation to protect their property from flood risk as 'not applicable' indicating that they have acknowledged and assessed the risk within their submission.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Rights of Way

WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance.

In close proximity to the site is Public Right of Way BREM11, which runs parallel along the southern boundary of the application site. The position of the existing building remains unchanged, albeit proposed to be altered and extended by virtue of the proposed works. However, the development will not obstruct, divert, or otherwise impede access along the route. The proposed works are wholly contained within the application site boundary and does not encroach upon the definitive line of the right of way. Adequate separation is maintained to ensure the continued safe and convenient use of the path. As such, the proposal is considered to have no adverse impact on the public right of way or its users.

Therefore it is considered that the proposed development will not affect or impede the right of way, and the application is therefore in accordance with WCS Core Policy 61.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition relating to the proposed external materials to the kitchen extension. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified

the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 23.03.26.

CONCLUSION

It is considered that the proposed alterations and extension are acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the proposals would, by virtue of the height, scale, design and materials used, constitute complimentary additions to the main dwelling that would appear in proportion and sympathetic to the size of the existing property, the plot and the neighbouring properties overlooking the site, with the separation distances to the boundaries of neighbouring properties sufficient to help mitigate against any unacceptable impacts to their residential amenity. In addition, the proposed works would not affect or impede upon Public Right of Way, BREM11; and would not cause any unacceptable flood risk harm.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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:

5082-202-LP – Location Plan received 04.02.26

3082-103-PBP – Proposed Block Plan received 04.02.26

5082-101-PP-RevA – Proposed Floor Plans received 19.03.26

5082-102-PE-RevA – Proposed Elevations received 19.03.26

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

3. No development shall commence on site until the exact details and samples of the materials to be used for the external walls to the kitchen extension have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.