

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00783
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Whitelands Farm Cottages, Kington Langley, Chippenham, SN15 5PD
DEVELOPMENT DESCRIPTION:	Proposed two storey rear extension as amendment to previous application now expired. Previous approved under planning reference 20/02780/FUL
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey rear extension which is an amendment to the previously approved two storey extension under 20/02780/FUL. The application is submitted using Householder application forms.

The extracts below demonstrate the existing and proposed appearances of the rear and side elevations.



Existing Side (West) and Rear (North) Elevations



Proposed Side (West) and Rear (North) Elevations

The proposal seeks to extend the rear of the property by virtue of a two storey rear extension. The existing arrangement of the property is such that the principle elevation faces a southerly direction, therefore the reference to the proposed works being to the rear elevation is due to

this elevation facing directly onto the amenity land to the west of the property, which could be regarded as the rear.

The current built form of the existing property to the rear features a pitched roof, with a hipped roof to the right-hand side where the ridgeline joins a rear two storey projecting gable. The ground floor level includes a sloping roof over a rear ground floor element to the property which currently is used as additional space off of the existing lounge and kitchen areas, and is currently recessed from rear façade. Additionally, where the lean-to roof is supported by a timber pillar to the left-hand side, this creates a small open space adjacent to an outside seating area. There is also a single storey lean-to addition to the rear gable which is utilised as a utility room and WC.

The proposal seeks to extend the rear elevation at both ground and first floor levels. The new built form will project beyond the existing rear wall, creating a subtly staggered appearance. The existing ground floor living space adjoining the living room and kitchen is to be removed, allowing the living room to be extended to broadly match the depth of the current rear projection while also “squaring off” the rear elevation by infilling the present recess alongside the side wall. This staggered configuration facilitates an additional extension adjacent to the kitchen, enabling the creation of a further dining area. This element will extend further to the rear than the living room projection but will remain aligned with the existing end wall of the rear gable. At first floor level, the proposal includes extending above the new ground-floor footprint to enlarge the existing bathroom. Adjacent to this, an en-suite bathroom and additional storage space will be provided to serve the rear bedroom. The first floor arrangement includes a marginally recessed en-suite, while the storage area will be accommodated through the addition of a dormer window, ensuring sufficient headroom for practical use of the space given the rear sloping roof.

Externally, the rear extension will incorporate a gable to the left-hand side of the rear elevation which will broadly match the height, appearance and roof pitch of the existing gable to the right. The roof form between the two gables will be brought down to the ground floor eaves and continue across to align with the existing roof of the rear lean-to addition.

In terms of fenestration, the ground floor proposes 4 sets of double doors across the rear façade of matching dimensions and appearance, with a glazed door also shown on the side of the dining room extension. To the upper floor, the left-hand gable includes a centrally positioned casement window, whilst a dormer is proposed in between the two rear gables with 2 flat roof lights positioned behind at a higher level of the rear roof slope. The proposed construction materials include facing brick to match the existing external walls, with white UPVC windows and doors and concrete interlocking roof tiles.

Reference by the applicant to a historic planning permission (since expired) within the description of development, is not a descriptor of the works. Neither is the application submitted under s73. However, it's retention in the description is not thought to be prejudicial to any party or the planning balance and should not delay determination of the application.

SITE DESCRIPTION/CONTEXT

The property known as Whitelands Cottage is a large detached property located on Days Lane in the village of Kington Langley. The property had a linear front elevation, having been subject to previous alterations and extensions throughout. The property has a pitched roof with a small pointed raised section in the middle of the roof. The rear elevation presents a two storey rear projecting gable with a single storey lean-to, with a further single storey rear addition adjacent. The property is set back from the road and sits within a generous plot with off-road parking and access directly onto Days Lane. The property is constructed from facing brick to the external walls, concrete interlocking tiles to the roof and white UPVC windows and doors. The surrounding area is largely rural open countryside with a sprinkling of properties to the North and South along Days Lane, sufficiently distanced from the application site.



Existing Front (L) and Rear (R) Elevations

The application site is on land at a low risk of flooding subject to the following planning policy constraints:

- Countryside Character Areas – Avon Vales
- Negligible Risk from Groundwater Flooding

PLANNING HISTORY

Proposal / Summary

N/10/03393/FUL – Single storey extension – APPROVED WITH CONDITIONS
02.11.2010

N/03/00960/FUL – Two storey side extension – APPROVED WITH CONDITIONS
23.05.2003

20/02780/FUL – Proposed rear extension – APPROVED WITH CONDITIONS 11.06.2020

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

Wiltshire Design Guide

- Appendix D - Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026

- Car Parking Strategy

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Kington Langley Parish Council: Support.

Council Highways Officer: No objection:

The proposal will not increase the number of bedrooms in the property. The site benefits from adequate off street parking to accommodate parking to meet Wiltshire's current parking standards. The vehicle access is not proposed to be altered. I raise no highway objection.

Council Rights of Way Officer: No comment received.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

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

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Section 12 of the NPPF expects a good standard of design, whilst Section 16 discusses the requirement to conserve and enhance the historic environment. 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.

The proposed extension will demonstrably increase the scale and mass to the rear of the building at both ground and first floor levels. However, by reason of the scale, design and materials used, it is considered that the proposed works are acceptable and will not result in unacceptable visual impact. The proposed extension constitutes a sympathetic and subservient addition to the property which harmonises with the current character and appearance of the property, whilst being largely concealed from public view being located to the rear of the property. The scale and built form of the extension is considered proportionate to the property and its plot, and is not considered to result in an overdeveloped or incongruous appearance when viewed in the context of the site. The use of matching materials will also align with the established material palette of the building, aligning with and maintaining visual continuity with the existing building. Therefore the proposed works comply with WCS Core Policy 57, Appendix D of the Wiltshire Design Guide and section 12 of the NPPF in demonstrating good design which responds positively to the existing built form of the building.

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 property occupies an isolated position in a rural setting, with the nearest neighbouring properties positioned a substantial distance away. However positioned to the North are Chaseley and Henleys, whilst 1 and 2 Southsea Farm Cottage are positioned to the south.

Whilst there is an extensive separation distance to the application site to all properties, vantage points may be possible to the proposed works to the rear due to the openness and rural nature of the intervening countryside. Despite additional fenestration being proposed to the dwelling, the existing separation distances are sufficient to not result in additional overlooking or loss of privacy. Furthermore, the existing boundary to the application site features established landscaping which also help to screen possible views to the proposed works.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. Overall, it is considered that the proposed works would not result in unacceptable impact to the residential amenity of the surrounding properties, nor would the works result in any loss of light, overshadowing or create an overbearing impact. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed extension is to provide additional living accommodation to the property, which are wholly contained within the residential curtilage. The property has an existing access onto Days Lane, with extensive parking to the side of the property (within the curtilage) for a number of vehicles. The proposed application will not result in an increase in bedrooms, therefore the property will remain a 5 bedroom dwelling, and the existing access arrangements are not proposed to be altered.

The Council Highways Officer has not objected to the proposal, stating that the property benefits from adequate off-street parking to accommodate the required number of parking spaces in order to meet Wiltshire's current parking standards, which would be 3 spaces for a 5 bedroom dwelling.

Although no comment has been received from the Council Rights of Way Officer, it is evident that the application site is in fact some distance from the nearest public footpath (KLAN26 to the East), with no impact from the development being likely.

Accordingly, it is concluded that the proposed development would not result in any adverse impact on highway safety, given that adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. The proposed extension constitutes a sympathetic addition to the property which harmonises with the current character and appearance of the building. The scale and design of the extension is considered proportionate to the property and its plot, which will not result in an overdeveloped or incongruous appearance. Furthermore, the proposed works would not result in any unacceptable harm to the rural character of the locality and surrounding area or the amenities of neighbouring occupiers. Lastly, adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework.

As such, the application is recommended for approval, subject to the conditions set out below.

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:

Location Plan received 04.02.26

1403/PL/12 – Proposed Site Plan received 04.02.26

1403/PL/07 – Proposed Ground Floor Plan received 04.02.26

1403/PL/08 – Proposed First Floor Plan received 04.02.26

1403/PL/09 – Proposed Front and Side Elevations received 04.02.26

1403/PL/10 – Proposed Rear and Side Elevations received 04.02.26

1403/PL/11 – Proposed Section A-A received 04.02.26

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