

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08756
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Rouselands Farm, Sundays Hill, Brinkworth, Chippenham, SN15 5AT
DEVELOPMENT DESCRIPTION:	Proposed Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a part single storey part two storey extension to the rear of the property.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey, detached property set on the southern side of the highway of Sundays Hill. The site is located approximately 3km northwest of Brinkworth which is the nearest identified settlement. Close to the dwelling are a cluster of agricultural buildings but no other directly adjacent properties. There is formal highway access at the eastern end of the site which also leads to the farmstead associated with the property. To the west and within the wider area, the area is characterised by open fields and farmland.

The site is located outside of any defined settlement identified within the Wiltshire Core Strategy and has no other designation. The area is not covered by any heritage designation and there are no other heritage assets nearby.

PLANNING HISTORY

Proposal / Summary
PL/2022/08329 - Alterations and Extensions to Existing Detached House including Pool Room REFUSE

Permission was refused for two storey side and rear extensions, a pool house for reasons set out below;

'The proposed development, by virtue of its size, bulk, scale, siting and unsympathetic architectural style and palette of materials would appear as a prominent and dominating scale of development causing harm to the character and appearance of the existing dwelling and would negatively impact upon the character and appearance of the rural landscape and setting. The addition of a further vehicle access and elongation of the domestic curtilage adds considerably to the scale of the dwelling and its site, overwhelming the existing built form and creating an incongruous addition to the street scene. As such the development is considered to

be contrary to Core Policy 51 parts ii and vi, Core Policy 57 parts i, iii and vi of the adopted Wiltshire Core Strategy which requires development to "create a strong sense of place through drawing on the local context and being complimentary to the locality". It is also considered to the overarching aims of the National Design Guide and the general aims of the NPPF to create a high-quality development.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Brinkworth with Grittenham Neighbourhood Development Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Brinkworth Parish Council: Support

REPRESENTATIONS

No comments were received.

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.

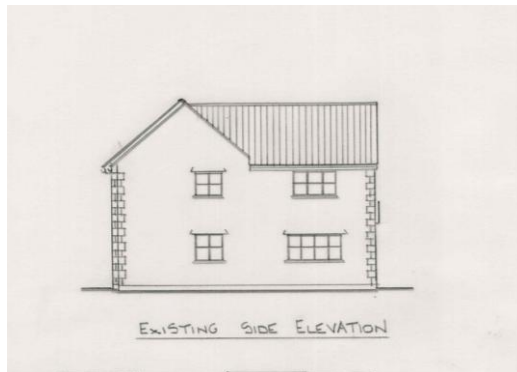
Design and Impact upon the character and context of the area

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.

Plans show the extension spanning the rear of the original property to a depth of approximately 5.5m. Half of the extension is to be single storey the other half 2No storey. Plans also show a porch to the side elevation which effectively brings the primary elevation or front of the house onto what was the side (west) elevation. The side elevation will then present as twin end gables with a central porch. Although no elevations of the existing elevation are proposed it is noted on the floor plan that the door is to be amended to a window however this would not require planning permission and does not form part of this application.

The proposal is considered to be a considerable proposal in design terms overcoming the majority of concerns to the 2022 application in respect of size, scale and design.

Existing north-west (side elevation)



Proposed north-west (side elevation)



Refused north-west (side elevation) ref PL2022/08329



The side elevation has been simplified to a more traditional form with the entrance porch appropriately detailed to the dwelling.

To the south-west (rear) elevation the reduction in size and scale over the previous scheme is even more notable.

Existing rear elevation



Proposed rear elevation



Refused rear elevation ref PL2022/08329



The extension is considered proportional to the dwelling and also the wider site, the current proposal is considered an acceptable addition to the dwelling.

The existing building is a mix of render and brick. The proposal is for a large brick faced extension of which the north-west elevation will be highly visible on the approach to the site. A condition is therefore recommended requiring a sample panel of the proposed brickwork to be positioned onsite to ensure visual amenity.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 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.

In this instance, the property is remote from any other residential properties and as such will not create compromise the privacy or amenity of neighbours. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Other issues

The location plan initially submitted with the application included a large area of land outside what is considered to be the residential curtilage of the property. An amended plan has now been provided.

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. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

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:

2324/2

Received 11.11.25

2324/1

2020-05-09

Received 04.11.25

Location plan

Received 24.03.26

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

3)No development above ground works (slab level) shall commence until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.