

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00352
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Pax Cottage, 3 Stones Lane, Cricklade, Swindon, SN6 6JW
DESCRIPTION:	Single-storey link extension and garage conversion
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were submitted on 27 February 2026 following objections on design grounds, including minor changes to the description of development; all interested parties were renotified.

The application seeks planning permission for the erection of a single-storey link extension and conversion of the existing garage. The link extension bridges the gap between the dwelling house's existing side entrance and the side elevation of the garage; it is constructed from render under a dual-pitched roof; it features a recessed entrance detailed with a timber door and cladding. The garage conversion provides a bedroom with an ensuite and utility, involving external alterations to infill the garage bays with timber cladding and 'clerestory' windows and addition of a rooflight.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Pax Cottage. It appears in the 1st edn. OS map of 1879 and retains a traditional appearance despite alterations; it has walls of roughcast render, a gabled slate and concrete tile roof, a gabled porch to the side, a detached garage, and a rear garden.

Its setting is characterised by varied materials, a palette, traditional forms, foliage, and a sense of enclosure in the narrow street scene. It is in the settlement boundary of Cricklade. Relevant designations and constraints include Flood Zone 1, and parts of the site are at risk of flooding from surface water, 1 in 100 + Climate Change (40%), and non-designated heritage features recorded on the Swindon and Wiltshire HER¹.

PLANNING HISTORY

¹ MWI78873, MWI78867 and MWI76163.

N/88/02364/FUL – ERECTION OF DETACHED DOUBLE GARAGE (APPROVED WITH CONDITIONS 21/09/1988).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)

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

Cricklade Neighbourhood Plan – Made March 2018 (CNP):

- Policy H3: Design of New Housing
- Policy H7: Residential Car Parking

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

CONSULTATION RESPONSES

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

Cricklade Town Council –

Object, citing concerns around loss of car parking space and non-compliance with adopted parking standards and the design being not aesthetically pleasing for the area or in keeping with the cottage (19/02/2026).

Object, on grounds of inadequate parking provision and highway grounds (17/03/2026).

Wiltshire Council's Highways Team –

No objection, subject to informative (13/02/2026).

No objection, subject to informative (13/03/2026).

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 proposed alterations to the garage would infill the existing garage bays with timber cladding and 'clerestory' windows. The effect would be visually contrasting, but the retention of the double bay openings makes this subtle and sustains the building's utilitarian character without detriment to the street scene.

The proposed link extension features a dual-pitched roof and rendered walls, the elevation articulated by a recessed entrance threshold accented with timber cladding. While the cladding contrasts, the design otherwise uses scale, form, materials and details that respond positively to the architectural style of the dwelling, and it reads as a subservient addition alongside the garage to which it connects.

The Town Council do not object to the revised scheme on grounds of design or visual amenity, although it is understood from the comments that some members had concerns regarding the elongation of the site frontage, meaning less breaks in the tight-knit street scene of Stone Lane. However, they note the effect of the recessed

(inset) entrance in mitigating this, which can be agreed provides some visual interest and a dynamic interface with the street.

Besides the Town Council comments mentioned, no other representations were made concerning design and visual amenity. For the above reasons, the development would not harm the character or appearance of the dwellinghouse or surrounding area, 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 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 neighbouring dwellings most likely to be sensitive to the development are 2 Stones Lane, Fieldrise House, Sheralee, 3A Stones Lane, Ambleside and 18 Bath Road.

The alterations to the garage are minor, although they introduce some thin openings, whereas the extension seeks to infill a gap between existing built form. Although the settlement pattern is tightly knit, the development is of a minor scale and maintains much of the present distances of separation without introducing high-level openings or considerable massing or bulk on a sensitive neighbouring boundary.

The conversion of the garage could intensify residential activity at this end of the site, but the likely noise impact would not be unacceptable in planning terms while anti-social levels of noise are capable of being managed as a statutory nuisance under complementary legislation.

The Town Council's initial objection referred to the amenity of neighbours but the comments appear to relate more to visual amenity, and the development is not considered to appear unduly overbearing or obtrusive for neighbours for the reasons above.

No other representations were made concerning matters of amenity and, for the reasons above, the development would not harm the living conditions enjoyed by

occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development would convert the garage into habitable accommodation; it is understood that there is presently no restriction or control over the use/conversion of the garage internally to habitable accommodation, having regard to S55 of the Town and Country Planning Act 1990.

Notwithstanding that the garage's internal measurements do not meet adopted minimum size standards to count as an allocated parking space (6m x 3m), Wiltshire Council's Highways Team consider that the garage could be used as a parking space and that the development displaces one vehicle to unrestricted on-street parking. It is understood that the house is currently reliant on the area before the garage for the parking of one vehicle.

The Town Council have maintained an objection to the development on grounds of highway safety, due to the loss of parking provision, displacement of one vehicle to on-street parking. In their second representation, they cite potential risk of emergency services being unable to manoeuvre around parked vehicles and the mention parking capacity issues at the nearby leisure centre, leading to peak over-demand on on-street parking in the vicinity.

During the site inspection, which was completed around midday during the middle of the week, there did not appear to be an overreliance on on-street parking. This is, however, one moment in time; it is understandable that during other times of the week, or when there are larger organised activities at the leisure centre, demand would increase.

The displacement of one vehicle to on-street parking is undesirable, but the Council's specialist advisor for highway matters has assessed the development and advises that the effect of this would not have a severe or unacceptable harmful impact on the safety of the highway.

Accordingly, although it is unable to demonstrate compliance with adopted minimum parking standards, the development would not cause unacceptable harm to the safe operation of the highway network and does not therefore conflict with the fundamental aims of Policy H7 of the Cricklade Neighbourhood Plan or CP64 of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

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 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:

Location Plan and Proposed Block, Floor and Roof Plans. RE-BB59-PC-Z1-PD09. Received 27 February 2026.

Proposed Elevations and Sections. RE-BB59-PC-Z1-PD10 REV A. Received 27 February 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.

Informative to the Applicant:

1. The application involves an alteration to the public highway. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Streetworks Team at streetworks@wiltshire.gov.uk or by phoning 01225 713 497 or visit their website at <https://www.wiltshire.gov.uk/highways-roadworks-permit-scheme> to make an application.