

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00923
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 PLEYDELLS, CRICKLADE, SWINDON, SN6 6NG
DESCRIPTION:	Single-storey front extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

In discussion with the applicant, the description of development was amended on 9 March 2026 in the interests of precision only. The application seeks planning permission for a single-storey front extension. It has brickwork walls, a monopitched interlocking tile roof and white uPVC fenestration. It measures approx. 2.8m wide, 1.4m deep, and 3.3m max height.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 4 Pleydells. It has walls of brick, a gabled tile roof, uPVC fenestration, a detached garage to front, and a rear garden. Its setting is characterised by the homogeneity of the surrounding suburban residential estate. It is in the settlement boundary of Cricklade. Relevant designations and constraints include Flood Zone 2, the North Meadow SAC 4.2km recreational buffer, and the Cricklade Conservation Area and Cricklade Town Banks Scheduled Monument¹ are within 100m (east).

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 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 67: Flood Risk (CP67)

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

¹ Cricklade town banks, Scheduled Monument [NHLE: 1002997].

Cricklade Neighbourhood Plan – Made March 2018 (CNP)

- Policy H8: Foul Water Management, Flood Risk and Surface Water Management

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

Historic England Guidance:

- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Cricklade Town Council – No response received at time of case officer recommendation.

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.

Preliminary matters

The applicant submitted confidential information with their application, which could not be published, outlining the purpose of the development in meeting at-home care needs. Accordingly, the Local Planning Authority should have regard to the Public

Sector Equality Duty (PSED) contained in Section 149 of the Equality Act 2010, which sets out that, in the exercise of its functions, the LPA must have due regard to the need to, among other things, eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it.

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 application site forms part of a residential estate. There are considerable distance and intervening features between the site and the Cricklade Conservation Area and Cricklade Town Banks Scheduled Monument such that their settings would be unaffected by the development.

The proposed extension is on the front elevation, which is visually sensitive as it provides the dwellinghouse's main interface with the street scene. However, it is very modest in size and utilises scale, form, materials and details that would respect the architectural style of the dwellinghouse and fit into the immediate street scene.

The development would not harm the character or appearance of the dwellinghouse or local area. 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 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 closest neighbouring dwellings to the application site are 3, 5 and 6 Playdells, 86 and 88 Hallsfield, 6, 8 and 10 Branders.

The proposed extension is a very modest single-storey addition to the front elevation, which faces the street. It maintains considerable distance from neighbouring properties and, while it bears a window, it would not lead to harmful overlooking of neighbours. It would improve the facilities of the dwellinghouse by providing a downstairs water closet.

The development would not harm the standard of amenity enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable future. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Drainage and flood risk

The application site is partly within Flood Zone 2, classified as land having a medium annual probability of flooding from a nearby river. The application is supported by a site-specific flood risk assessment which identifies the sources of flood risk. It also details resistance and resilience measures that are incorporated into the design of the development, compliance with which can be secured by condition. The development would also need to comply with Part H of the Building Regulations, which would ensure adequate drainage for the development.

The development is minor and has a low likelihood to raise significant flood risk issues, while it is designed to be safe for its users without increasing flood risk elsewhere by incorporating flood resistance and resilience measures to the level and nature of the flood risk. Accordingly, it satisfies Policy H8 of the Cricklade Neighbourhood Plan and CP67 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 development 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:

Proposed Plans. 1596-02-B. Received 10 February 2026.

Flood Risk Assessment. Received 9 March 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.