

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION  
DELEGATED REPORT

|                          |                                                            |
|--------------------------|------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2026/01071                                              |
| APPLICATION TYPE:        | Householder planning permission                            |
| SITE ADDRESS:            | 160A The Green, Broughton Gifford, Melksham,<br>SN12 8PS   |
| DEVELOPMENT DESCRIPTION: | Erection of a single storey conservatory on rear elevation |
| RECOMMENDATION:          | <b>That Planning Permission be GRANTED</b>                 |

PROPOSAL

The proposal seeks planning permission for a single storey conservatory to the rear of the property. The application is submitted using Householder application forms.

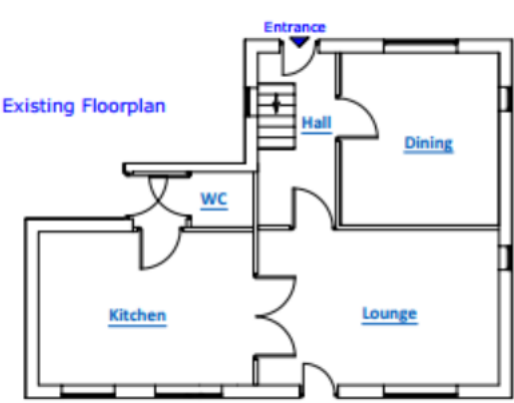
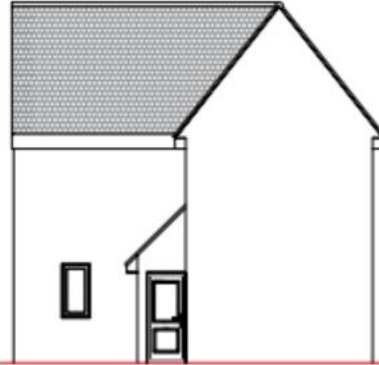
During the course of the application, revised block plans were received to address minor anomalies. Unfortunately, the revised block plans are not acceptable as they are inaccurate, however the application includes sufficient information to make an enforceable decision.

The extracts below demonstrate the existing appearance of the property, alongside the proposed appearance subject to this application:

Existing Rear Elevation



Existing Side Elevation

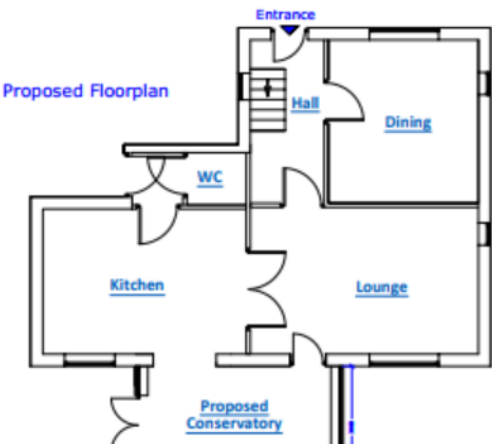


Existing Rear and Side Elevations with Existing Ground Floor Plan

Proposed Rear Elevation



Proposed Side Elevation



The application seeks permission for the erection of a single storey conservatory to the rear of [Proposed Rear and Side Elevations with Proposed Ground Floor Plan] structure, broadly positioned kitchen and lounge.

Externally, the conservatory will feature a dwarf wall to all 3 elevations that is finished in stone to match the existing property, with UPVC double glazed units above, incorporating double doors to the side elevation to enable access to the rear amenity space.

## SITE DESCRIPTION/CONTEXT

The site known as 160A The Green is a two storey detached dwellinghouse located within the village of Broughton Gifford, whilst also being located on the edge of the Broughton Gifford Conservation Area. The property is set back from the road, accessed via a single track linking to the main road, 'The Street', with off road parking adjacent to the principal elevation. The property has an open frontage with open space to the front, rear and side of the building, with views to open countryside to the south and east. The building features a two storey gable to the front elevation which would have been the original building, with a later two storey pitched roof addition set back from the front wall that includes a sloping roof front porch. The main building is constructed from stone with a tiled roof and UPVC windows and doors, whilst the surrounding area is semi-rural, with a mixture of residential buildings and farm buildings within proximity to the application site of varying appearances and construction materials.



Photos of the existing front and rear facades (provided by Planning Agent)

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

- Broughton Gifford Conservation Area
- Countryside Character Area – Avon Vales

- Groundwater Emergence – No Risk

## PLANNING HISTORY

| Proposal / Summary                                                                                        |
|-----------------------------------------------------------------------------------------------------------|
| W/87/00602/FUL - Full planning permission Decision - Approve with Conditions Date: 26/5/1987 – Extension  |
| W/86/01633/FUL - Full planning permission Decision - Approve with Conditions Date: 10/2/1987 – Extensions |

## RELEVANT POLICIES AND GUIDANCE

### Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Broughton Gifford Neighbourhood Plan: Status - undesignated at the time of determining this application

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

### The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

## ISSUES

- Design and Impact upon the character and context of the area and impact on the Broughton Gifford Conservation Area
- Residential Amenity

## CONSULTATION AND REPRESENTATIONS

Broughton Gifford Parish Council: No objection

The application was publicised by direct neighbour letter, however no public representations have been 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 and impact on the Broughton Gifford Conservation Area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

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 relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

The proposed conservatory is situated at the rear of the property. The positioning of the dwelling is set back from the main road, whilst the current built form of the building will effectively conceal vantage points of the proposed works from the main road. The built form of the conservatory is a ground floor, single storey structure which is not considered to introduce a dominant or incongruous feature to the rear façade. The overall height of the

hipped roof falls below the existing first floor windows, ensuring that the viewpoints from the fenestration is not encroached upon or impeded. Furthermore, whilst the conservatory is to be positioned to the rear of the building, this will not lead to an overall reduction in rear amenity space given the extent of the residential boundary.

#### *Impact on the Broughton Gifford Conservation Area*

The property is situated on the periphery of the Broughton Gifford Conservation Area. Although it does not lie wholly within the designated boundary, its close proximity warrants an assessment of potential impacts on the conservation area.

Whilst the principal elevation is visible from the main road (albeit set back by some distance), the rear of the property remains largely screened from public view due to the positioning and orientation of the building.

The proposed works are solely contained within the residential curtilage, with the conservatory being a ground floor structure of limited overall height that is positioned to the rear of the building. Therefore overall, it is considered that the proposed works will preserve the character and appearance of the Conservation Area and would not result in harm to the significance of the heritage asset.

#### *Conclusion*

Overall, the proposal, by virtue of its scale, design and use of materials, is considered to preserve the character and appearance of the Conservation Area. The scale and design of the proposed conservatory is considered to be sympathetic to the overall character and appearance of the building and its wider setting, and does not result in unacceptable visual impact. The built form of the conservatory is proportionate to the main building and its plot and responds positively to the existing building and its setting, whilst not resulting in the loss of rear amenity space. The structure is considered to read as subordinate when viewed in context to the main building, and is not considered to result in an incongruous addition to the building and its setting. Additionally, the proposed height of the roof will not impede or encroach upon the existing viewpoints from the first floor fenestration to the rear of the building. No objections have been raised and the development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Wiltshire Design Guide and the relevant provisions 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 proximity to the application site are 159 and 160 The Green, located to the west. The proposed conservatory will be situated at the rear of the property and whilst it will be largely concealed from view to No.159, the side (west) elevation may be visible to No.160.

The proposed footprint of the conservatory is not in closer proximity to the neighbouring boundaries, thereby not reducing the existing separation distances and maintaining the established spatial relationship between the properties. Although the development will introduce additional fenestration to the western side elevation, the retained separation distances are considered sufficient to mitigate against any unacceptable levels of overlooking or loss of privacy for adjoining occupiers resulting from the proposed works. Similarly, given the single storey nature and proposed built form of the structure, it is not considered to result in overshadowing or overbearing affects to either No.159 or No.160.

Overall, it is not considered that the proposed development would result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

#### 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, by virtue of its scale, design and use of materials, is considered to enable a sympathetic and subservient addition that preserves the character and appearance of the main building and its setting. The proposed works are considered proportionate to the existing built form, whilst the use of sympathetic materials enable the development to integrate with the overall character and appearance of the building. Furthermore, the proposed works preserve the setting of the Broughton Gifford Conservation Area, whilst also not resulting in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Design Guide, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions within 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 16.02.26

A002 – Proposed Floor Plans and Elevations received 16.02.26

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