

APPLICATION FOR PRIOR NOTIFICATION – PART 1 Class AA CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01079
APPLICATION TYPE:	Prior approval Part 1 Class AA: Enlargement to dwellinghouses by construction of additional storeys
SITE ADDRESS:	The Fields, Broad Town Road, Broad Town, Swindon, SN4 7RB
DEVELOPMENT DESCRIPTION:	Erection of additional storey
RECOMMENDATION:	That Prior Approval is required and GRANTED

SITE DESCRIPTION/CONTEXT

The application site comprises a detached property known as The Fields and which has private residential amenity space separated from adjacent land within the ownership of the applicant by a post and rail fence. The property benefits from a large private amenity space, gated vehicle entrance, existing outbuildings and open pool.

There is a drop kerb vehicle access into The Fields to the north and an informal field access gate further to the south on the adjacent land. Located within the open countryside, the whole site is outside of any defined settlement boundary, there are no heritage assets within the vicinity of the site and Broad Town, which is designated as a Smaller Village in the WCS is approximately 1.5km to the south, with the outskirts of the town of Royal Wootton Bassett approximately 3km to the north. The site is located in Flood Zone 1.

PROPOSAL

The proposal includes the erection of one storey above an existing dwelling known as The Fields, Broad Town Road, Brown Town.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the enlargement to dwellinghouses by the construction of additional storeys may be permitted subject to prior approval from the Local Planning Authority.

RELEVANT PLANNING HISTORY

Proposal / Summary
195/69 – Full planning permission Decision – Approve with Conditions Date: 23/10/1969 – Erection of semi-bungalow residence for agricultural worker

N/87/01741/FUL - Full planning permission Decision - Refused Date: 19/10/1987 – REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION ON PERMISSION 195/69 GRANTED 23/10/69

16/12149/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 10/3/2017 – Removal of condition 2 of planning permission 195/69 (erection of a semi-bungalow residence for agricultural worker)
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PL/2023/07139 - Householder planning permission Decision - Withdrawn by Applicant Date: 28/11/2023 – Detached annex
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21/02347/FUL - Full planning permission Decision - Approve with Conditions Date: 22/2/2022 – Use of land for use as glamping/camping site independent of current Licence to Caravan and Camping Club through months March to October
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PL/2022/06799 - Householder planning permission Decision - Approve with Conditions Date: 6/3/2023 – detached annex in rear garden.

CONSULTATIONS

The following is a summary of the consultation responses received. Comments in full are published online.

Broad Town Parish Council: No comments received.

REPRESENTATIONS

One letter has been received from the public consultation representing support for the proposal. The representation does not identify any material considerations that warrant summary or assessment within this report

ASSESSMENT

This application seeks prior approval under Class AA, which sets out the provisions, limitations and conditions for the permitted development right to enlarge an existing dwellinghouse by the construction of additional storeys as follows:

AA. The enlargement of a dwellinghouse consisting of the construction of—

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or*
- (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.*

Does the Proposal Qualify as Permitted Development?

Development under Class AA is subject to a number of conditions and limitations. Development is not permitted by this class if any of the specified restrictions apply. These are set out at Appendix 1. Subject to compliance with these criteria and any limitations or conditions specified within the Order, the proposed development may be considered permitted development.

Having completed the detailed checklist at Appendix 1, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the assessment may now proceed to consider whether prior approval is required by the LPA.

Is Prior Approval Required?

Where a proposal complies with all the provisions limitations set out under Class AA of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the developer must apply to the Local Planning Authority (LPA) for a determination as to whether prior approval is required for the specified impacts and, if so, whether it should be granted.

In respect of this proposal, the following considerations must be assessed as part of the prior approval process as set out in sub-paragraphs (2) and (3) under paragraph AA.2. of Class AA, Part 1 of the GPDO:

Paragraph AA.2. (2) -

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Given the proposed materials would match those of the existing host dwelling, this condition AA.2.(2)(a) is satisfied.

(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

The proposal does not include any new windows on side elevations. Condition AA.2.(2)(b) is satisfied.

(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse;

The roof pitch of the proposal aligns with the roof pitch of the existing dwelling. Condition AA.2.(2)(c) is satisfied.

(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

The application details as submitted do not indicate that the dwelling shall be used as anything other than a dwellinghouse after the proposed works are complete. Likewise, the planning application form confirms this to be the case. Condition AA.2.(2)(d) is satisfied.

Paragraph AA.2. (3) -

(a) before beginning the development, the developer must apply to the local planning authority for prior approval as to—

(i) impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

The dwelling is located within a relatively large plot being site approximately 28.5 metres to the nearest neighbouring dwelling. There is a holiday let approximately 14 metres to the north, however, there would not be any direct overlooking given

there would not be any windows on the side (north) elevation of the proposed development and given the distance, there would not be a loss of light or privacy experienced by the users of the holiday let given the distance and the existing boundary treatment.

Therefore, given these distances with intervening boundary planting there is considered to be no loss of amenity due to overlooking, privacy and loss of light. Likewise, no third party neighbour representations were received during the period of consultation.

On this basis, Condition AA.2.(3)(a)(i) is satisfied.

(ii) the external appearance of the dwellinghouse, including the design and architectural features of—

(aa) the principal elevation of the dwellinghouse, and

(bb) any side elevation of the dwellinghouse that fronts a highway;

There are no side elevations that would front a highway. The proposed principal elevation would adopt similar design characteristics to the existing dwelling.

The external appearance of the dwellinghouse is considered to be acceptable and Condition AA.2.(3)(a)(ii) is satisfied.

(iii) air traffic and defence asset impacts of the development; and

There are no air traffic and defence asset impacts arising from the development. Condition AA.2.3(a)(iii) is satisfied.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012⁴⁶ issued by the Secretary of State;

The proposal would not impact any protected vista listed within The Directions Relating to Protected Vistas. Condition AA.2.(3)(a)(iv) is therefore satisfied.

(b) before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

The application has been supported by a brief statement appended to the submitted cover letter. Whilst this states the recommended hours of operation and provides a summary of the anticipated measures, it does not specifically set out how adverse impacts will be managed or provide sufficient details to satisfy this requirement. As such, it is reasonable to impose a pre-commencement condition to ensure a comprehensive Construction Management Statement is submitted and approved prior to commencement and adhered to throughout the construction phase. Written confirmation accepting the imposition of the pre-commencement condition from the agent, on behalf of the applicant, has been received on 9 April 2026.

(c) the development must be completed within a period of 3 years starting with the date prior approval is granted;

An appropriate condition could be attached to any permission granted to ensure compliance with AA.2.(3)(c).

(d) the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

An appropriate condition could be attached to any permission granted to ensure compliance with AA.2.(3)(d).

(e) that notification must be in writing and include—

(i) the name of the developer;

(ii) the address of the dwellinghouse;

(iii) the date of completion.

An appropriate condition could be attached to any permission granted to ensure compliance with AA.2.(3)(e).

CONCLUSION

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting information, and the findings of this report, it is concluded that the proposal complies with the criteria for permitted development, and therefore falls within the scope of Class AA.

Having considered the relevant matters that require prior approval, it is concluded that prior to the commencement of development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated. There are also other compliance conditions required as set out in the assessment above.

Prior approval is granted, subject to the development being carried out in accordance with the submitted details and any conditions set out in this report.

RECOMMENDATION:

That prior approval is required in relation to AA.2.(3)(b) of Class AA, Part 1 of the GPDO, and GRANTED (subject to the below conditions).

Conditions:

1. The development hereby permitted shall be completed before the expiration of three years from the date of this permission.

REASON: To ensure compliance with AA.2.(3)(c).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form and Certificate; received 16 February 2026

Location Plan; 25.1607.00 P; received 16 February 2026
Proposed Block Plan; 25.1607.04; received 16 February 2026
Proposed Floor Plans; 25.1607.06 AP3; received 16 February 2026
Proposed Elevations; 25.1607.07 AP5; received 16 February 2026

REASON: For the avoidance of doubt and in the interests of proper planning, and to ensure compliance with condition AA.2.(3)(a).

3. No development shall commence on site until a Construction Management Plan, which shall include details of the following:
 - a) Proposed hours and days of operation/construction of the development
 - b) Details of proposed measures to prevent and mitigate any adverse impact from:
 - (i) Noise
 - (ii) Dust
 - (iii) Vibration
 - (iv) Construction Traffic

Has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period.

The development shall not be carried out otherwise than in accordance with the approved Construction Management Plan.

REASON: In the interests of neighbouring amenity and compliance with AA.2(3)b.

4. The developer shall notify the local planning authority of the completion of the development in writing, as soon as reasonably practicable after completion, including the name of the developer, the address of the dwelling house and the date of completion.

REASON: To ensure compliance with AA.2.(3)(d,e).

5. The materials utilised in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

REASONS: In the interest of the character and appearance of the area, and to ensure compliance with condition AA.2.(2)(a).

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST CLASS AA

Class AA – Enlargement of a dwellinghouse by construction of additional storeys

		Yes / No
AA.	Permitted Development Note: <i>If the answer is "Yes" to any, proceed to assessment under A.A.1. If the answer is "No" to all, the proposal does not qualify as permitted development under this class.</i>	
	Does the proposed development involve the enlargement of a dwellinghouse consisting the construction of - (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction?	Yes, the proposed development involves the construction of one additional storey above an existing dwellinghouse.
AA.1.	Development is not permitted by Class AA if – Note: <i>If the answer to any of the questions below is "Yes", the proposed development would not constitute permitted development under this class.</i>	
(a)	Was the permission to use the dwellinghouse as a dwellinghouse granted only by virtue of a change of use via Class G, M, MA, N, O, P, PA or Q of Part 3 of the Schedule?	No, based on the Council's records, the dwellinghouse was originally built as an agricultural worker's dwelling, but agricultural occupancy condition was removed in 2016, this confirms the dwellinghouse was not granted by virtue of any of the referenced classes. This criterion is satisfied.
(b)	Is the dwellinghouse located on – (i) article 2(3) land; or (ii) a site of special scientific interest?	No, the site is not located on Article 2(3) land, nor is it on a site of special scientific interest. This criterion is satisfied.
(c)	Was the dwellinghouse constructed before 1st July 1948 or after 28th October 2018?	No, the dwellinghouse was constructed after its permission

		granted in 1969. The submitted application form also confirms that the building was not constructed before 1st July 1948 or after 28th October 2018 and the site's planning history does not contradict this. This criterion is therefore satisfied.
(d)	Has the existing dwellinghouse been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise?	No, the existing dwellinghouse is a chalet styled bungalow, considered a one and a half storey dwellinghouse. Based on the Council's records, it has not been enlarged by the addition of one or more storeys above the original dwellinghouse. This criterion is satisfied.
(e)	Following the development, would the height of the highest part of the roof of the dwellinghouse exceed 18 metres?	No, the submitted plans confirm that the highest part of the roof following the proposed development would be no higher than 8.9 metres from ground level, and as such, would satisfy this criterion.
(f)	Following the development, would the height of the highest part of the roof of the dwellinghouse exceed the height of the highest part of the roof of the existing dwellinghouse by more than— (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or (ii) 7 metres, where the existing dwellinghouse consists of more than one storey?	No, the submitted plans confirm that the highest part of the roof of the proposed development would be 2.5 metres higher than the existing. Therefore, this criterion is satisfied.
(g)	If the dwellinghouse is not detached, would the height of the highest part of the proposed roof, following the development, exceed by more than 3.5 metres— (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or	No, the dwellinghouse is detached, therefore this criterion is not applicable.

	(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;	
(h)	Would the floor to ceiling height of any additional storey, measured internally, exceed the lower of— (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse?	No, the submitted plans confirm that the floor to ceiling height of the proposed development when measured internally would not exceed 3 metres nor would there be any additional storeys outside of the principal part of the existing dwellinghouse. This criterion is therefore satisfied.
(i)	Would any additional storey be constructed other than on the principal part of the dwellinghouse?	No, the submitted plans confirm that there would not be any additional storeys outside of the principal part of the existing dwellinghouse. This criterion is therefore satisfied.
(j)	Would the development include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development?	No, the submitted plans confirm that the proposed development would not include any visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development. This criterion is therefore satisfied.
(k)	Would the development include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations?	No, the submitted plans confirm that the proposed development would not include any engineering operations outside the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations. This criterion is therefore satisfied.

