

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01054
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	83 Pavenhill, Purton, Swindon, SN5 4DA
DESCRIPTION:	Front porch extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a porch extension, replacing an existing porch on the front elevation of a dwellinghouse.

The proposed porch has walls of render and a mono-pitched roof with uPVC door on side; it measures approx. 2.55m wide, 1.6m deep, and 3.05m max height.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 83 Pavenhill. It has walls of render, a gabled slate roof, uPVC fenestration, a detached garage, and a rear garden. Its setting is characterised by the linear arrangement, architectural mix, and narrowness of the immediate backland street scene. It is in the settlement boundary of Purton. There are no relevant land-use designations or constraints.

PLANNING HISTORY

16/04331/FUL - Proposed Rear Single Storey Extension (APPROVED WITH CONDITIONS 01/07/2016).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

Purton Neighbourhood Plan (Made November 2018)

- No policies of relevance

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

Purton Parish Council – No objection (10/03/2026).

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 porch would project forward of the principal elevation by approx. 0.25m, which presently provides a clear frontage alongside its adjoining neighbour. While this projection is somewhat anomalous, the immediate street scene is characterised by a varied rather than uniform linear pattern of development. Such a minute projection would not therefore appear incongruous.

The front elevation of the porch is blank and uninteresting, but the overall design otherwise utilises scale, forms, roof pitch, materials and details that would respect the architectural style of the dwellinghouse. This would enable it to integrate into the immediate street scene as a modest addition.

The Parish Council raise no objection, and no other representations were made concerning design and visual amenity. Therefore, and for the above reasons, the development would not harm the character or appearance of the dwellinghouse or local 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.

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 mostly likely to be sensitive to the development are 81a, 82, 83a and 84a Pavenhill.

The proposed porch replaces an existing porch, albeit of greater massing and bulky. Nonetheless, it remains single storey, of a modest scale, and at a distance where its form and openings would not harm the living conditions enjoyed by neighbouring dwellings.

No representations were made concerning matters of amenity, and, for the above reasons, 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.

Ecology

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028) and the application site is located within the identified buffer zone.

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.

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:

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, Block Plan, Existing and Proposed Floor Plans and Elevations. 26/0201/01. Received 19 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.