

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01177
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	14 BROAD TOWN ROAD, BROAD TOWN, SWINDON, SN4 7RB
DESCRIPTION:	Side and rear extensions
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The proposal seeks planning permission for a first-floor side extension and a two-storey rear extension over existing single-storey parts of the dwellinghouse. The first-floor side extension measures approximately 3.7m wide. The two-storey rear extension measures approximately 9.5m wide, 3m deep and 5.5m max height. They both incorporate gabled roof forms and are constructed from materials and details to match the existing building.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 14 Broad Town Road. It has walls of render, a gabled tile roof, uPVC fenestration, front driveway and rear garden with various detached outbuildings. Its setting is characterised by the built and nature features of the immediate rural street scene and its bucolic landscape surroundings. It is in open countryside of Broad Town Parish. Relevant designations and constraints include access via C-classified highway.

PLANNING HISTORY

PL/2023/08134 - Retrospective application to replace derelict pole barn with a secure container; erect greenhouse; install chicken enclosure; and erect children's wooden climbing frame (APPROVED WITH CONDITIONS 05/03/2024).

PL/2022/09369 – Change of use from Agricultural land to residential garden (APPROVED WITH CONDITIONS 22/06/2023).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development

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:

Broad Town Parish Council – No objection (09/03/2026).

Wiltshire Council's Highways Team – Confirms their view that the site can accommodate three parking spaces. No objection (23/03/2026).

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 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 extensions add considerably to the massing and bulk of the dwelling, but the design utilises forms, materials and details that relate well to the existing architectural style. The rear extension would rear as a subservient addition, creating a double pile arrangement. While the side extension does not incorporate subservient features, instead continuing the roof and elevation lines of the existing building, this would not be detrimental to the character or appearance of the dwelling nor be at odds with the rhythm of the street scene.

No objection was made by the Parish Council, and no other representations were made concerning design or visual amenity. For the above reasons, and subject to conditions to control delivery of the design to an acceptable standard, the development would not harm the character or appearance of the dwellinghouse or surrounding area. 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 most likely to be sensitive to the development are 13 and 15 Broad Town Road.

The development would increase the massing and bulk of the dwellinghouse. Only a small projection of the built form would be adjacent the boundary with No.13, and would not cause significant overshadowing or appear unduly overbearing. Furthermore, there would also remain considerable distance between the built form of the dwellinghouse and No.15.

Both extensions introduce additional first-floor windows, to side and rear elevations. The distance and intervening features would ensure the side elevation window would not cause harmful overlooking of No.15. The rear elevation windows would not cause direct overlooking of the outdoor areas of No.13 and, although oblique views could be

obtained, the effect would not be detrimental to the privacy afforded to occupants of neighbouring land.

No representations were made concerning matters relevant to amenity but, for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, overshadowing or noise. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highways and parking

The development would not alter the site's access to the highway, but the bedroom quantum would increase. Wiltshire Council's Highways Team are satisfied compliance with adopted minimum parking standards would be maintained and raise no objection. The development would not therefore give rise to unacceptable harm to highway safety or cause a severe residual cumulative impact on the highway network. The proposal will comply with policy CP61 to the Wiltshire Core Strategy.

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:

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:

Existing and Proposed Elevations, Floor Plans and Block Plan. 2345/1. Received 3 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.