

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00987
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Braefel, Startley, Chippenham, SN15 5HG
DEVELOPMENT DESCRIPTION:	Single-storey extensions and associated improvements; New detached garage/carport.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of single storey side and rear extensions and a detached garage / carport.

The proposed extensions and improvements include the removal of the existing carport with the main gable of the house extended in its place. A further gable extension is proposed to the other end of the property. A further extension to the rear is proposed, providing an expanded living space and utility. To the front of the property a canopy porch is shown. The proposed garage / carport is single storey, oak framed with timber cladding, positioned behind the boundary hedge.

SITE DESCRIPTION/CONTEXT

Located within the village of Startley, the application site is not located within a conservation area and there are no listed buildings in the vicinity, although to the north lies Startley Cemetery and Public Right of Way GSOM20. The property is situated on the main road through Startley and consists of a good-sized plot backing onto open countryside. The existing property is a modest detached bungalow situated fairly centrally within the site.

PLANNING HISTORY

None of relevance.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Great Somerford (incorporating Startley) Neighbourhood Plan

- No policies of relevance

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Great Somerford Parish Council: No objection.

Council Highway Engineer: No objection:

'Adequate off street parking is proposed for the extended property and the existing vehicle access is not proposed to be altered.'

REPRESENTATIONS

No comments were 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 appearance

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

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, whilst Section 12 of the NPPF relates to achieving well designed places.

Whilst the proposed works will result in an increase to the overall footprint, the extensions are subservient to the main dwelling and are of a sympathetic design that is in keeping with the character and appearance of the bungalow and surrounding area.

In respect of the proposed garage / carport this is single storey and timber clad, positioned behind existing boundary hedging, its scale and design reflect that of a typical domestic timber outbuilding. Whilst the garage will be forward of the building line, there are examples along the main road through Starley, of single storey outbuildings of similar or larger proportions immediately adjacent to the highway. In this instance given the size, scale and design of the outbuilding, in addition to its positioning behind the existing boundary hedge it is not considered that the proposed building would be unduly prominent in the streetscene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposed extensions are single storey with the built form of the additions being within a reasonable sized curtilage. The majority of new windows face East/West, although the South elevation, facing “Keyham”, will see the addition of a new bay window and full height window – albeit still at ground floor height only. Nevertheless, a c.10m distance to the common boundary between the properties is preserved; with the boundary itself consisting of mature trees and shrubs. For this reason, there is not considered to be any unacceptable impact upon amenity or living conditions.

Regarding the proposed new garage, this is located away from surrounding neighbouring properties, close to the Northern boundary of the site. There is considered to be no impact upon the amenity or living conditions of neighbour occupiers.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Highways Officers have been consulted and offered no objection to the proposal having regard to the existing access and quantity of off-street parking available.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and 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:

Design and access statement

Existing floorplans

Existing north and east elevations

Existing south and west elevations

Location and existing block plan

Proposed elevations, floorplans and block plans.

Received 12.02.26

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