

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01026
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Pittsfield, Cricklade, Swindon, SN6 6AN
DEVELOPMENT DESCRIPTION:	Proposed Side Extension and Garage Conversion
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension to the rear of the host dwelling and conversion of the existing garage to living accommodation. The works would facilitate extended ground floor living space, extended bathroom and an additional bedroom

SITE DESCRIPTION/CONTEXT

The application site relates to a detached single storey building, set within a small cul-de-sac within an established residential setting in the village of Cricklade. The application site lies within the North Meadow Special Area of Conservation

PLANNING HISTORY

N/a

RELEVANT POLICIES AND GUIDANCE

Adopted Wiltshire Core Strategy:

- Core Policy 19: Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 60 – Sustainable Transport
- Core Policy 61 – Transport and Development
- Core Policy 64 – Demand Management

Emerging Policy – Wiltshire Local Plan Review

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Cricklade Neighbourhood Plan – Made March 2018 (CNP)

- Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions
- The National Planning Policy Framework (NPPF) and Planning Practice Guidance
- National Design Guide

CONSULTATION RESPONSES

Cricklade Town Council: No comments received

Wiltshire Council Highways team: No objection

REPRESENTATIONS

No third-party 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 Impact upon the character and context of the area

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 applicant seeks to erect a single storey extension to the rear of the existing attached garage building and convert the existing garage space to habitable accommodation. The extension would consist of a pitched roof form extending 5.7m in width and 5.10m in depth with a pitched roof form. A window would be inserted on the front elevation with a window and patio doors inserted on the rear elevation accessing the private residential rear curtilage.

The existing garage would have the garage door removed and a single window inserted on the front elevation, with the remaining gap made good with matching bricks, and a small window would be inserted on the southwest side elevation.



Existing (left) and proposed (right) front elevation

The use of matching materials (brick under concrete roof tiles) with matching UPVC fenestration would ensure the proposal would integrate into the surrounding setting and existing street scene.

It is considered that the extension and conversion would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot.

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 Effects

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.

All windows proposed would overlook the applicant's private residential curtilage to the front and side and rear elevations and given the detached nature of the host dwelling and single storey nature of the proposal no overlooking concerns are raised.

The erection of the single storey rear extension raises no concerns in regard to any adverse overshadowing or overbearing impacts to neighbouring occupiers given the single storey nature of the scheme and the separation distances to any neighbouring 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.

Highways Impact

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.

In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) two on-site car parking spaces would be required for a 3-bed dwelling (standard min. size 2.4m x 4.8m).

The proposed scheme would remove the existing garage as a functional parking space therefore two off road parking spaces would need to be provided within the front driveway. It is considered that sufficient off-street parking for several cars would be provided to the front elevation of the host dwelling, as illustrated by the plan insert below.



The Local Authority Highways team were consulted on the proposal and raised no objections. The proposed development would not result in any adverse impact on highway safety, and 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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site lies within the North Meadow Special Area of Conservation. Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028), however, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the development does not create an additional residential unit.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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 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.

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 & Proposed Elevations, Floor Plan, Site & Location Plan DWG No 2349/1
Plan Received 13.02.2026

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