

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00919
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	14 Bishopsfield, Cricklade, Swindon, SN6 6BS
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

In discussion with the applicant, the description of development was amended on 4 March 2026 in the interest of precision only. The proposal seeks planning permission for a single-storey rear extension. It has a monopitched roof and it would be constructed from materials and details to match those in the existing building. It measures approx. 4.85m wide, 2.5m deep, and 3.6m max height.

SITE DESCRIPTION

The application site is a mid-century, semi-detached, two-storey dwelling known as 14 Bishopsfield. It has walls of brick with tile hanging, a gabled tile roof, uPVC fenestration, a flat-roof attached garage, front driveway and a rear garden. Its setting is characterised by the homogeneity of the immediate suburban street scene. It is in the settlement boundary of Cricklade. Relevant designations and constraints include the North Meadow SAC 4.2km recreational buffer.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

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

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Cricklade Neighbourhood Plan – Made March 2018 (CNP)

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:

Cricklade Town Council – No response(s) received by close of consultation period or at time of case officer recommendation.

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 extension is located on the rear elevation, which is visually less sensitive, but the design is modest in size and subservient in scale, and utilises forms, materials and details that will respect the architectural style of the existing dwelling and integrate well into its setting.

There were no letters of representation made by interested parties concerning design and visual amenity but, 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.

Residential 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 Bishopsfield and 17 and 18 Deansfield.

The proposed extension is modest and single storey in scale. While it abuts the boundary of the site with No.13, the neighbour has an existing rear extension/conservatory, and the proposal is not of a size that would be of detriment to the neighbour's enjoyment of this space. It would not adversely impinge on the outlook or privacy of neighbours, nor would it appear unduly overbearing or obtrusive.

There were no letters of representation made by interested parties concerning matters of amenity but, for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, subject to relevant conditions. Furthermore, it satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

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 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 an informative note to such effect.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to relevant conditions. 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:

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:
 - Proposed Elevations. 151. Received 9 February 2026.
 - Proposed Ground Floor Plan. 152. Received 9 February 2026.
 - Proposed Site Plan. 150. Received 9 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.