

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/00482
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Elm Cross House, Broad Hinton, Swindon, SN4 9PF
DESCRIPTION:	Single-storey rear extension and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans and changes to the description were made on 17 February 2026 in response to unauthorised works being observed during the site inspection; these works now comprise part of the application and interested parties were renotified on receipt.

The application seeks planning permission for a single-storey rear extension together with external alterations to the dwellinghouse. The extension features a swept roof and large glazed openings, and is externally constructed from render walls; it measures approx. 9.2m wide, 7m deep and 3.75m max height. Planning permission is sought retrospectively in so far as it relates to the external alterations, which consist of addition of render and cladding to exterior walls in grey-blue colours.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Elm Cross House. It had walls of brick, has a gabled tile roof, uPVC fenestration, driveway and surrounding garden. It is located beside a collection of agricultural buildings; its setting is characterised by the rural buildings and bucolic landscape surroundings. It is in open countryside east of the settlement boundary of Broad Hinton. Relevant designations and constraints include the North Wessex Downs National Landscape (formerly an Area of Outstanding Natural Beauty).

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 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

Saved policies of the Kennet Local Plan 2011 (KLP)

Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood Development Plan – Reg 16 (limited weight)

- Policy BHWB8: Good design and development form

- Policy BHWB9: Environmental performance of buildings
- Broad Hinton, Winterbourne Bassett and Uffcott Design Guidelines and Codes

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

North Wessex Downs Management Plan 2019-2024

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 Hinton and Winterbourne Bassett Parish Council –

REPRESENTATIONS

Immediate neighbouring dwelling(s) 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 features an unusual, swept roof design and expansive glazing that contrasts with the existing building, designed to take advantage of the landscape views

beyond the site. It would be read as a subservient supporting addition, and its assimilation into the existing built form is helped by the use of a consistent material treatment of render and cladding to all external surfaces of the dwellinghouse.

The thrust of the North Wessex Down National Landscape Management Plan is to ensure traditional materials, like brick, predominate in the buildings throughout the landscape. While render and cladding would not be traditional, in this location they are not found to harm the National Landscape or to create conflict with the duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

The development would not harm the character or appearance of the dwellinghouse or local area, including the special qualities or natural beauty of the National Landscape. This is 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 CP51 and CP57 of the Wiltshire Core Strategy.

It is also noted, as identified by the Parish Council, that it would not conflict with the emerging Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood Development Plan or its accompanying design guidance.

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 closest neighbouring dwelling to the application site is Anvil Cottage, there is also Stable Cottage and Annexe and White Horse Cottage.

There is considerable distance between the dwellinghouse and sensitive areas of adjoining neighbour's land, and a number of intervening features. The development is minor in nature and would not appear unduly overbearing or introduce overlooking impacts.

The development would not harm the overall living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of 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:

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 and Proposed Block Plan. 2505 p100. Received 23 January 2026.
 - Proposed floor and roof plans. 2505 p103. Received 23 January 2026.
 - Proposed Elevations. 2505 p104A. Received 17 February 2026.

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