

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01147
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 Fox Row, Winterbourne Bassett, Swindon, SN4 9PZ
DEVELOPMENT DESCRIPTION:	Proposed Single Storey Rear & Front Porch Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension and a front porch.

The proposal includes the demolition of the existing conservatory to the rear of the property to be replaced by the single storey rear extension. The proposed rear extension would consist of a flat roof with three skylights across.

The proposed materials would match those used on the host dwelling, aside from the flat roof which would have a rubber finished coating.

SITE DESCRIPTION/CONTEXT

The application site relates to the property at 6 Fox Row, a detached two-storey dwelling within a relatively large plot off the Fox Row/The Mead cul-de-sac in Winterbourne Bassett, identified as a small village within the Wiltshire Core Strategy. The site therefore lies within the countryside.

The application dwelling features red brick walls and red/brown clay plain roof tiles. The site is bounded by maintained hedgerows along the south and southeast, with fencing to the north and the western boundary abuts a deciduous woodland.

The application site is subject to the following planning policy constraints:

- Flood Zone 2 and 3 on the western area of the site
- North Wessex Downs National Landscape / Area of Outstanding Natural Beauty

PLANNING HISTORY

Proposal / Summary
E/10/0424/FUL - Full planning permission Decision - Approve with Conditions Date: 14/5/2010 – New porch to front, new dormer to rear and new detached garage.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 67: Flood Risk

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

Broad Hinton & Winterbourne Parish Council: No objection

REPRESENTATIONS

One letter has been received the public consultation representing objection against the scheme. The representation is summarised as follows:

- Overbearing impact and sense of enclosure
- Loss of natural light in neighbouring private amenity space

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 proposed single storey rear extension would replace the existing conservatory and expand from the host dwelling by approximately 7.1 metres into its associated garden to the rear. Its width would be the same as the existing dwelling. The height, scale and bulk of the

proposed extension, when seen in context to the host dwelling, would be considered subservient, in line with the Wiltshire Design Guide. Whilst the proposed flat roof of the proposed extension is not necessarily reflective of the existing roof forms of the host dwelling, the design would not be considered to bring upon significant harm to the character and appearance of the dwelling given it would be situated to the rear of the dwelling.

The proposed porch extension, by virtue of its scale, height, bulk and design, are considered in keeping with the character and appearance of the host dwelling.

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.

Loss of Light / Overshadowing

It is noted that concerns regarding overshadowing impacts to the neighbouring amenity to the north are raised in the public consultation. However, given the distance, single storey nature of the proposed extension, and the existing trees and hedgerows along the shared boundary being higher than the proposed rear extension, it is not considered there would be significant loss of light experienced by the neighbouring amenities.

Loss of Privacy

Given the single storey nature of the proposed extensions, it is not considered that there would be any unacceptable overlooking impacts experienced by current and future occupiers of the dwelling, or neighbouring occupiers. Nevertheless, in consideration of the proposed rear extensions, it is reasonable to impose a condition to ensure that the proposed flat roof area is not used as a terrace or balcony that would result in unacceptable overlooking impacts to the neighbouring amenities.

Overbearing Impact

It is noted that concerns regarding overbearing impacts to the neighbouring amenity to the north are raised in the public consultation. However, the proposed extensions would be of single storey height, and would be set approximately 2.9 metres from the shared boundary, with the proposed porch set further away. It is therefore not considered that there would be any overbearing impacts preventing the enjoyment of the neighbouring private amenity spaces by the neighbouring occupants as a result of the proposed development.

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

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Given this is a proposal including a single storey extension to an existing dwelling, with existing built form in the vicinity, it is not considered that the proposal would result in any unacceptable harm to the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

Whilst there are areas within the western part of the site which are identified as Flood Zone 2 and 3, the proposed development would lie within Flood Zone 1, where there is negligible risk from flooding. It is therefore not considered that the proposed development would result in increased flood risk.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Other issues

N/A

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.

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:

Application form & Certificate; received 18 February 2026
Location Plan, Site Plan, Existing and Proposed Floor Plan and Elevations; 001 02/12/2025 Rev 1:1; received 18 February 2026

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

3. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE NOTES:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Party Wall Act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.