

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00662
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Tree Tops, Hyde Lane, Purton, Swindon, SN5 4DU
DEVELOPMENT DESCRIPTION:	Erection of rear single storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension.

As specified on the submitted plans, the proposed external materials on the fenestration, walls and roof would match the existing of those on the host dwelling.

Following the officer's request for clarifications, the existing and proposed north facing elevations have been submitted, confirming the replacement of the ramp with steps to the entrance door of the dwellinghouse. This would benefit from permitted development rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is noted that the alteration is included within the plans for information only and would not be included as part of the proposal. Therefore, this has not been included within the assessment of the report.

SITE DESCRIPTION/CONTEXT

The application site relates to the property at Tree Tops, occupied by a detached bungalow located within the adopted settlement boundary of Purton. The property is set to the south of Hyde Lane, with a large verge and shared private driveway in between.

The existing dwelling features red bricks for its external walls, and concrete roof tiles on its hipped roof, as well as white uPVC windows, and garage doors.

The surrounding properties in the vicinity consist of a variation in terms of scale, form, materials and domestic extensions.

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

- Partially within and adjacent to the Purton Conservation Area
- Abuts Public Rights of Way footpath Hyde Lane to the north
- Flood Zone 1; negligible risk from surface water and groundwater flooding

PLANNING HISTORY

Proposal / Summary
None relevant.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

Purton Parish Council: No objection

REPRESENTATIONS

One letter of representation was received from the public consultation. The comment is summarised as follows:

- Need for maintaining uninterrupted access to neighbouring driveway during construction stage

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 extension would be of single storey height, with an overall scale, height, materials and form which reflects the existing character and appearance of the host dwelling.

The proposed extension would be to the rear, and its position would face away from public views and would appear subservient.

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.

Given the single storey nature of the proposed extension, and its distance from the shared neighbouring boundaries, it is not considered to result in any overshadowing, overlooking and overbearing impacts on the neighbouring amenities.

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

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site lies adjacent and is partially within the conservation area of Purton. Given the nature of the single storey extension and that the proposed design is clearly in harmony with the existing dwelling as assessed above, the proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Other issues

It is noted from the public consultation that a concern was raised regarding access arrangements during the construction stage of the proposed development.

The existing vehicular driveway does not form part of the adopted highway and instead appears to function as a shared private access serving multiple neighbouring properties; accordingly, any issues relating to the obstruction, use or rights of access fall outside the planning remit and would constitute a civil matter for resolution between the applicant and the respective neighbours

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 2 February 2026

Existing and Proposed East Elevations; DWG07; received 2 February 2026

Existing and Proposed West Elevations; DWG06; received 2 February 2026

Existing and Proposed South Elevations & Location Plan; DWG05; received 2 February 2026

Proposed North Elevations; DWG09; received 30 March 2026

Proposed Ground Floor Plan; DWG04; received 2 February 2026

Proposed Site Plan; DWG02; received 2 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.

REASON: In the interests of visual amenity and the character and appearance of the area.

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.

Private Property Rights and 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.