

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01325
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Stafford Lodge, 2 Hocketts Close, Lyneham, Chippenham, SN15 4QX
DESCRIPTION:	Two-storey side extension and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description of development was amended on 13 April 2026 in the interest of conciseness; it was not necessary to renotify interested parties. The application seeks planning permission for a two-storey side extension and external alterations. The extension replaces an existing garage, has grey render walls, gabled tile roof, and uPVC fenestration and a rooflight; it measures approx. 5.4m wide, 6.95m deep, 6.8m max height. The external alterations including application of grey render, addition of grey composite cladding to dormers, and installation of rooflight to front elevation.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Stafford House, 2 Hocketts Close. It has walls of render, a gabled tile roof, uPVC fenestration, an attached flat-roofed garage, front driveway and a rear garden. It forms part of a group of three similar dwellings; its setting is characterised by the spacious layout and semi-rural character of the street scene. It is in the settlement boundary of Lyneham. Relevant designations and constraints include three Grade II listed buildings within 100m¹, watercourse 20m buffer (drain), and priority habitat (to northwest).

PLANNING HISTORY

PL/2021/09480 - 2 storey rear and 1st floor side extension with roof change and garage conversion (APPROVED WITH CONDITIONS 29/11/2021)

¹ These are known as Pound Farmhouse [NHLE: 1022674], 52 Calne Road [1363680], and Number 56 The Green [1363682].

N/01/01706/FUL - ERECTION OF BAY WINDOW TO FRONT EXTENSION (AMENDMENT TO PREVIOUS APPLICATION 00.2195.FUL) (APPROVED WITH CONDITIONS 04/09/2001).

N/00/02195/FUL - FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE AND GROUND FLOOR FRONT EXTENSION (APPROVED WITH CONDITIONS 02/11/2000).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 64: Demand Management (CP64)

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

- Policy NE14: Trees, site features and the control of new development

Lyneham and Bradenstoke Neighbourhood Development Plan – Made October 2021:

- Policy 2: Design

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

Historic England Guidance:

- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Lyneham and Bradenstoke Parish Council – No objection (10/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 16 March 2026. 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.

Preliminary matters

It is relevant that planning permission was granted for a similar development, albeit materially different, under reference PL/2021/09480. The applicant has not indicated whether this provides a fallback scheme, but it falls that this application be considered on its own merits.

Design and local character and appearance, including regard to the setting of listed buildings

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy 2 of the Lyneham and Bradenstoke Neighbourhood Plan seeks to ensure new development demonstrates a high quality of design including by, amongst other things, being in keeping with existing building styles, scales and materials.

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 demolition of the existing flat-roofed garage would not be detrimental to the character or appearance of the dwellinghouse or surrounding area. The proposed extension does not incorporate a deferential roof height or wall set back to enable it to read clearly as a subservient addition, and it would considerably increase the massing

and bulk of the dwelling as it is observed in the street scene. However, its gabled roof form would appear a complementary addition in the street scene, particularly in context with the gable end of 3 Hocketts Close facing onto the street. Furthermore, the materials and details used would integrate effectively with the existing built form of the dwellinghouse alongside the proposed external alterations.

The significance and special interest of the nearby listed buildings, of which Pound Farmhouse is the closest, primarily comprises their architectural and historic interest. Although the massing and bulk of the dwellinghouse would increase, there would remain considerable distance and intervening features that would ensure their settings are preserved, to which special regard has been had in accordance with S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would not harm the character or appearance of the dwellinghouse or surrounding area, including the significance of the listed buildings through change within their setting. 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 Policy 2 of the Lyneham and Bradenstoke Neighbourhood Plan and CP57 and CP58 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 1 and 3 Hocketts Close. The development would increase the massing and bulk of the dwellinghouse and introduce openings above ground floor, particularly where this could affect No.1.

There remains some distance from the side elevation and sensitive area of No.1, such that the development would not appear unduly overbearing. The rooflight on the southeast side slope of the extension's roof is high level and would not harmfully overlook neighbours. The southeast side elevation window serves a bathroom and would overlook No.1, therefore it is recommended that it be obscurely glazed and opening restricted by condition in the interest of amenity and privacy.

Taken as a whole, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, subject recommended conditions. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development would increase the bedroom quantum from four to six, and the existing garage would be demolished and replaced. Neither the existing or proposed garage meet minimum size standards. It was observed during the site inspection that the site frontage is able to accommodate parked vehicles in compliance with adopted parking standards. Accordingly, the development does not materially alter the existing situation and there would be no unacceptable harm to highway safety.

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:

Application Form. Materials. Received 25 February 2026.

Location Plan. Received 25 February 2026.

Proposed Floor Plans and Block Plan. 0203 / 25 C Rev 1. Received 25 February 2026.

Proposed Elevations. 0203 / 25 D. Received 25 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.

4. The window at first floor in the southeast side elevation of the development hereby permitted shall be glazed with obscure glass only to an obscurity level of no less than level 3 and fixed with a ventilation stay restricting the opening of the window to no more than 100mm and shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and privacy.

Informatives to Applicant:

1. The application site is within or near to an ordinary watercourse. Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage byelaws can be downloaded from our website in this link: <http://www.wiltshire.gov.uk/civil-emergencies-drainage>.

The land drainage consent application form and guidance notes can be found on our website in this link: <http://www.wiltshire.gov.uk/civil-emergencies-land-drainage-ordinary-watercourse>.

For further queries on land drainage consenting please contact the drainage inbox at Drainage@wiltshire.gov.uk.

An environmental permit is required for any works within 8m of a main river. Consult the Environment Agency's main river map to see if a watercourse is designated as a main river. The main river map can be found in this link: <https://www.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386>.

However, under the Flood and Water Management Act 2010 Wiltshire Council is the Lead Local Flood Authority and has the lead responsibility for surface water management, therefore **the discharge rate from the site must be agreed with Wiltshire Council** as part of agreeing the surface water drainage strategy for the site

For more guidance on environmental permits, consult the website in this link: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.