

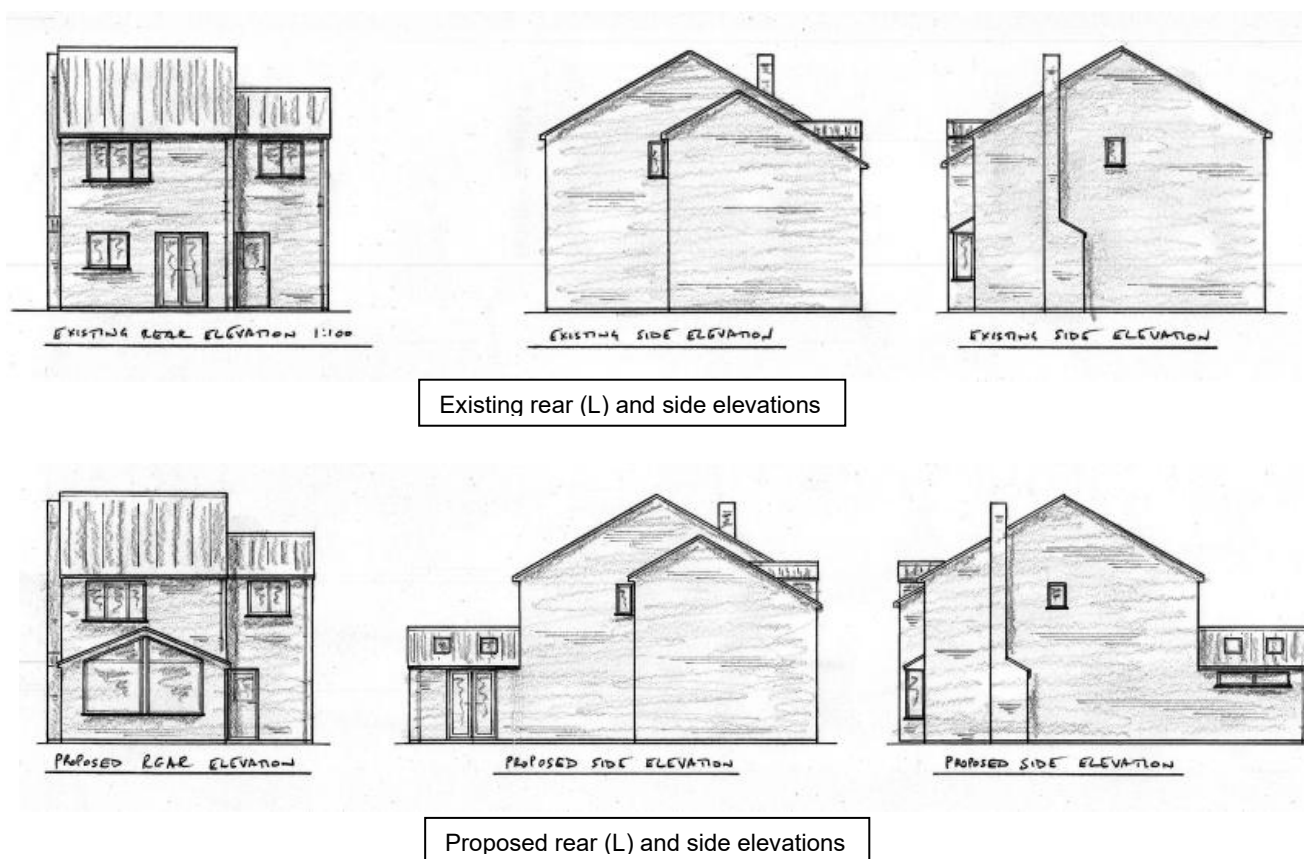
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01534
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	39 Glebe Road, Royal Wootton Bassett, Swindon, SN4 7DU
DEVELOPMENT DESCRIPTION:	Single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension. The application is submitted using Householder application forms.

The extracts below demonstrate the existing arrangement and appearance of the dwelling, together with the proposed appearance subject to the works of this proposed application.



The proposal is for the erection of a ground floor rear extension to provide a garden room, which will be accessed via the kitchen at the rear of the property. The structure will align with and project off of the existing rear walls of the kitchen and is proposed to feature a pitched roof which incorporates roof lights to both sides of the roof slope, whilst the apex of the pitched roof is positioned just beneath an existing first floor window. In terms of construction materials, it is proposed to utilise facing bricks and concrete tiles to the roof to match the existing

dwelling. The garden room features large triangular-style symmetrical windows to the rear elevation, with double glazed doors to the side of the structure to enable access to the rear garden, whilst the other side elevation features 2 horizontal high-level windows positioned just beneath the eaves. All windows and doors are proposed to be UPVC units to match the existing building.

SITE DESCRIPTION/CONTEXT

The property known as 39 Glebe Road is a modern detached two storey dwellinghouse located within an established residential area in the town of Royal Wootton Bassett. The property features a pitched roof with a ground floor sloping roof above the entrance and ground floor front window. The property has previously benefitted from a first floor side extension above the integrated garage, with a stepped-down pitched roof incorporating a first floor dormer to the front elevation. The property is constructed from brick with a tiled roof and UPVC windows and doors, with hardstanding to the front of the property for off-road parking. The surrounding area is a modern residential development which includes both detached and semi-detached dwellings, of similar style and construction materials to the application site.



Photos of existing front and rear elevations

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

- Countryside Character Areas – Upper Thames Clay Vales
- Negligible risk from groundwater flooding

PLANNING HISTORY

Proposal / Summary
N/02/00906/FUL - Full planning permission Decision - Approve with Conditions Date: 23/5/2002 – FIRST FLOOR SIDE EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Royal Wootton Bassett Neighbourhood Development Plan:

- Policy 7: Design

Royal Wootton Bassett Design Guidance and Codes April 2023

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Royal Wootton Bassett Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan states that development must respect local character, with expectations that development beyond the town centre is sensitive to its context and reinforce the market town character, layout and appearance, building on local distinctiveness, achieved by the use of materials historically found in this area. Additionally it states that the original building should remain the dominant element of the property, in terms of scale and form, regardless of the number of extensions, and that extensions must be appropriate for the scale, massing and character of the main building, and should complement both the streetscape and the town setting.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. The Royal Wootton Bassett Design Guide states that good design outcomes for development include historically sympathetic architectural features and materials, such as red brick and render, whilst Section 12 of the NPPF relates to achieving well designed places.

The proposed extension is to the rear of the property and given its single storey built form and alignment with the existing rear walls, will not be visible from the streetscene. Overall, the proposed works deliver a well-considered extension that preserves and enhances the appearance of the existing building, whilst remaining sympathetic to the current character and aesthetic and would not result in unacceptable visual impact to the dwelling, its setting or the surrounding area. Whilst the proposed extension will demonstrably increase the bulk, mass and built form of the dwelling, it is not considered that the works will result in an unduly dominant or overbearing appearance. By reason of the scale, design and proposed materials, the proposed extension will read as a coherent and subservient addition to the dwelling.

Having regards to the above, the proposal is deemed to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan, the Wiltshire and Royal Wootton Bassett Design Guides and Section 12 of the NPPF.

Residential 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 properties in proximity the application site are 37 and 41 Glebe Road, positioned to the NW and south of the site respectively. 1 Elm Park is also positioned to the east.

The proposed extension aligns with the existing rear walls of the building, with the footprint not proposed to be extended to the sides and therefore not in closer proximity to the boundaries with No.37 and No.41. The overall height of the structure is restricted given its pitched roof and the structure remaining a single storey addition, and is therefore not considered to result in loss of light or overshadowing effects.

The garden room does feature additional fenestration to the rear and side walls of the building. With regards to No.37, roof lights to the side of the roof slope will be visible alongside the double doors opening onto the rear garden. 2 high level horizontal windows are proposed to the side wall adjacent to the boundary with No.41, alongside rooflights to the roof slope. However, collectively, given that the structure will not be positioned in closer proximity to the boundaries with No.37 and No.41 and considering the overall built form of the garden room, it is not considered that the proposal will result in unacceptable overlooking or loss of privacy to the occupants.

A section of the rear garden of 1 Elm Drive is situated adjacent to the rear boundary of the application site. Whilst not in proximity to the dwelling at No.1, vantage points to the application site and proposed works may still be possible from their amenity space. Whilst the built form will be positioned in closer proximity to the rear boundary and incorporates additional fenestration, it is considered that the existing boundary treatments of a close boarded fence and established planting help to provide both a physical and visual buffer to the proposed works. The structure is a ground floor structure, therefore the additional fenestration will primarily look inwardly within the rear garden of the host dwelling, with the separation distances considered sufficient to help mitigate against any unacceptable impact on residential amenity.

Overall, it is considered that the proposed works will not result in unacceptable impact on residential amenity of the surrounding properties, nor it is expected to result in any significant or unacceptable visual impact, loss of light, or overbearing effects. Therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

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 acceptable by reason of its design, scale and choice of materials, and will not result in unacceptable visual impact to the main dwelling, its setting or the surrounding area. Also, the proposed works are not considered to adversely affect the residential amenity of neighbouring properties. Whilst the extension will result in a demonstrably larger footprint and increased bulk and mass, the works are considered to be sympathetic and in keeping with the existing building and its plot, and would be viewed as a cohesive and sympathetic addition when viewed in the context of the site, thereby preserving the existing character and appearance of the main dwelling.

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.

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 Plan received 05.03.26

Proposed Block Plan received 05.03.26

26/016 – Existing and Proposed Floor Plans, Elevations and Sections received 05.03/26

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