

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01375
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Shallow Brook, Sherston Road, Luckington, Chippenham, SN14 6PH
DEVELOPMENT DESCRIPTION:	Proposed garden room extension to the front of the property, addition of porch and internal alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a ground floor extension to the front elevation to provide a garden room, along with the addition of a porch and internal alterations. The application is submitted using Householder application forms.

The extracts below demonstrate the existing and proposed appearance of the building:



Existing front (south) and side (west) elevations



Proposed front (south) and side (east and west) elevations

The proposed extension is situated to the left-hand side of the front façade of the building in an area recessed from the principal elevation. It is proposed to be a ground floor, flat roof structure with integrated raised roof lantern, that is to be erected directly adjacent to the existing central section of the dwelling. The height to the eaves of the extension is consistent with the eaves of the existing asymmetrical pitched roof to the central section of the building, with the side wall of the extension proposed to project beyond the established side wall of the dwelling. Construction materials for the extension are noted as reconstructed stone to the external walls and aluminium doors.

Additionally, a porch is proposed to the front elevation to serve the existing entrance, which is proposed to remain in the same location. The porch will marginally project from the front façade and will feature a pitched timber roof supported by timber posts either side of the door, with reconstructed stone walls either side.

In terms of fenestration, the extension will incorporate large full-length glazed windows to the front and side elevations, however no fenestration is proposed to the side (west) elevation.

SITE DESCRIPTION/CONTEXT

The site known as Shallow Brook is a large detached property that is located along a no-through road Shallowbrook Lane which is off of Sherston Road in the village of Luckington. This area is also located within the Cotswolds National Landscape. The dwelling occupies a generous plot, with the main building set back from the main road and a large rear garden and amenity area. The main roof to the building features a pitch, whilst the front elevation incorporates a prominent asymmetrical pitched roof section. The front façade also features 2 dormer windows on opposing ends which are at both first and second floors. The building is constructed from reconstructed stone to the external walls, a stone tiled roof and composite doors. The surrounding area is largely rural with the rear of the site bound by open countryside. Within the vicinity, there are a sprinkling of detached and semi-detached properties utilising broadly similar construction materials.



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

- Countryside Character Area – Avon Vales
- Cotswolds National Landscape
- Negligible risk from groundwater flooding

PLANNING HISTORY

Proposal / Summary
N/06/02455/FUL - Full planning permission Decision - Approve with Conditions Date: 9/11/2006 – Erection Of Single Storey Side Extension
N/04/01077/COU - Full planning permission – CHANGE OF USE OF LAND FROM AGRICULTURAL TO DOMESTIC GARDEN
N/03/01478/FUL - Full planning permission Decision - Approve with Conditions Date: 10/7/2003 – FIRST FLOOR EXTENSION ABOVE GARAGE
N/08/02610/S73A - Full planning permission Decision - Refused Date: 13/1/2009 – Formation of Vehicular Access (Resubmission of 08/01348/FUL).
N/08/01348/FUL - Full planning permission Decision - Withdrawn Date: 15/7/2008 – Changes to Existing Field Access & creation of track
20/03918/PDENQ - PD Enquiries Decision - PP Required Date: 29/5/2020 – Rear porch
20/04511/FUL - Full planning permission Decision - Approve with Conditions Date: 13/8/2020 – Partially Retrospective Rear single storey porch.
20/05203/FUL - Full planning permission Decision - Withdrawn Date: 15/9/2020 – Replace Stable with Annex Accommodation, linked to main house. Change of Use of land from Equestrian to Residential
18/05872/FUL - Full planning permission Decision - Approve with Conditions Date: 15/10/2018 – New access from property onto Shallowbrook Lane.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

There is no Luckington Neighbourhood Plan at the time of writing this report

Cotswolds National Landscape Management Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE5: Dark Skies

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 15: Conserving and enhancing the natural environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area & Impact to the Cotswolds National Landscape
- Residential Amenity

CONSULTATION RESPONSES

Luckington Parish 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 & Impact to the Cotswolds National Landscape

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.

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

Section 12 of the NPPF expects a good standard of design, whilst section 15 details conserving and enhancing the natural environment. 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 proposed development will alter the principal elevation and result in a clearly increased built form through the combination of the single storey extension and porch addition. The extension incorporates a flat roof with the eaves of the roof aligning with the established eaves to the asymmetrical front section of the building. Collectively the proposed built form and appearance of the extension and porch are considered proportionate additions to the building, presenting as sympathetic and subordinate to the host property, further integrated through the use of matching construction materials that reflect the established character and appearance of the dwelling. Although the ground floor works demonstrably increase fenestration on the front and side elevations, this is not considered to result in an overly glazed or incongruous appearance when viewed in the context of the site.

The proposed scale and built form of the extensions is not considered to result in a cluttered or overdeveloped appearance to the front façade, respecting the existing height and proportions of the property. Additionally, the overall design and scale of the proposed works are not considered to give rise to unacceptable visual impact and are regarded as sympathetic to the dwelling's established character and appearance, as well as the surrounding area.

It is recognised that the site lies within the Cotswolds National Landscape, where great weight is afforded to the conservation and enhancement of landscape character and scenic quality. The proposed development is wholly contained within the established residential curtilage of the dwelling and does not extend into undeveloped countryside or open landscape. As such, it would not encroach upon, or result in the erosion of, the wider rural setting of the National Landscape.

The dwelling occupies a relatively discreet position, surrounded by a limited number of neighbouring residential properties, with open space and countryside beyond the rear and side boundaries. The property is set back from Shallowbrook Lane, and while the frontage is relatively open, any views of the proposed extension from the public realm would be limited to short-range glimpses within the immediate street scene. While distant vantage points within the wider National Landscape may theoretically allow views towards the site, the reduced height, modest proportions, and integration with the existing built form ensure that the

extension would not be visually prominent, intrusive, or discordant when viewed from any wider landscape context.

Roof Lantern

The proposed roof lantern associated with the extension would introduce an additional light source to the property, with the potential for some upward light spill. The protection and enhancement of dark night skies is a recognised objective of the Cotswolds National Landscape Management Plan, and it is therefore acknowledged that any new development within this location must be carefully considered in this regard. In this instance, the roof lantern is modest in scale and extent and is intended solely to provide natural daylight to the internal space below, rather than serving as an external lighting feature. As such, any light emission would be incidental and intermittent. Given its size, location and functional purpose, it is considered that the roof lantern would not result in a visually intrusive or significant source of light pollution. Consequently, any impact on the dark skies character of the AONB is assessed to be minimal.

Overall, by reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality. The development is not considered to result in an incongruous or overdeveloped appearance, whilst the use of matching materials enables the development to align with the existing character and appearance of the main dwelling. Given the overall scale and design of the proposed works and marginal increase in footprint, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location. Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1, CE4 and CE5 of the Cotswold National Landscape Plan, the Wiltshire Design Guide and sections 12 and 15 of the NPPF in conserving and enhancing the National Landscape.

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 to the application site are Elstree Lodge to the SE, Hillside to the SW and Brook View to the NW.

The built form of the proposed extension does project further to the side of the property, in closer proximity to the boundary with Brook View, however the side elevation does not propose any fenestration to result in increased overlooking. Furthermore, Brook View is positioned on higher ground than that of the application site, therefore the boundary between the two properties is tall and extensive, effectively concealing the proposed extension from view to the occupants of Brook View.

The proposed built form will also not be in closer proximity to the established boundaries with Elstree Lodge and Hillside (with Hillside separated from the application site via Shallow Brook Lane). Whilst additional fenestration is proposed to the front and side elevations, the separation distance between the properties is considered sufficient to mitigate against any unacceptable increased overlooking or overbearing effects.

Overall, it is considered that the proposal will not result in overbearing effects to the neighbouring properties when considering the bulk and mass resulting from the proposed works. Given its limited height and form, the extension and porch are not considered to result in loss of light or overshadowing. Whilst additional fenestration is proposed the front and side elevations, it is not considered that this will result in increased overlooking or loss of privacy given the existing separation distances between the properties and the application site. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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

By reason of the scale, design and proposed materials, the proposed development is considered acceptable and will not result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed works will result in sympathetic and subservient additions that are proportionate to the existing built form, whilst integrating with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the National Landscape, whilst also not resulting in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, The Cotswolds National Landscape Management Plan, the Wiltshire Design Guide 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:

5893 02A – Location Plan received 27.02.26

5893 51 – Proposed Block Plan received 27.02.26

5893 50C – Proposed Floor Plans and Elevations received 06.03.26

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