

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01829
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	38A Pauls Croft, Cricklade, Swindon, SN6 6AJ
DESCRIPTION:	Retention of rear conservatory with proposed roof alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the retention of a rear conservatory erected without the benefit of planning permission and its alteration by the addition of plain tiled roof to it. The conservatory has a mono-pitched roof, and it measures approx. 4.5m wide, 3m deep, and 3m max height.

Following discussion with the applicant, the description of development was amended on 7 April 2026 for precision; it was not considered necessary to renotify interested parties since the alteration did materially affect the understanding of what was being applied for.

SITE DESCRIPTION

The application site is a detached bungalow-style dwellinghouse known as 38A Pauls Croft. It has walls of brick, a gabled tile roof, uPVC fenestration, front driveway and rear garden. Its setting is characterised by the surrounding, homogenous suburban estate. It is in the settlement boundary of Cricklade. Relevant designations and constraints include priority habitat on adjoining land, North Meadow SAC 4.2km recreational buffer, nearby public rights of way (CRIC8 and CRIC85), and nearby non-designated heritage features on the Swindon and Wilts Historic Environment Record (MWI78873).

PLANNING HISTORY

PL/2023/00216 - First floor side extension and side dormer (APPROVED WITH CONDITIONS 31/03/2023).

- Conditions 4 restricts PD for extensions and external alterations.

N/06/02964/FUL – Erection of detached dwelling (revision to 06.00029.FUL) (APPROVED WITH CONDITIONS 03/01/2007).

- Conditions 4 restricts PD for extensions and external alterations.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

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

CONSULTATION RESPONSES

Cricklade Town Council – No response received by close of consultation period or at time of preparation of this report.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No representations have been received.

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

The conservatory for which planning permission is sought was added to the dwellinghouse in 2020 without the benefit of planning permission. However, it featured in the approved plans of PL/2023/00216. A fallback position therefore exists, but the application should be determined on its merits no less.

Design and appearance

Core policy CP57 to the Wiltshire Core Strategy requires all new development, including extensions and alterations to existing buildings, to meet a high standard of

design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

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 conservatory is a subservient size and has a contrasting aesthetic which is not atypical of this type of addition. The proposed alterations to its roof would use a complementary mono-pitched roof form and tiles to match the host dwelling. Although the altered roof would awkwardly cut into the fascia of the gable, the conservatory is on a rear elevation where the effect would not be detrimental to the architectural integrity of the dwellinghouse or the visual amenity of the surrounding area.

The development would not harm the character or appearance of the dwellinghouse or local area. 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 CP57 of the Wiltshire Core Strategy.

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 closest neighbouring dwellings to the application site are 37 and 38 Pauls Croft.

The conservatory has already been implemented and has been used for some time, during which the Local Planning Authority do not appear to have been made aware of any complaints. Nonetheless, it is a modest, single-storey addition that maintains some separation from the boundaries of the curtilage and the proposed alterations to its roof would not materially affect the amenities of neighbouring occupants.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

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. Conditions are recommended to define the terms of the permission with reference to approved plans, as the development has already commenced. 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:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan. Received 18 March 2026.

Existing and Proposed Elevations and Floor Plans. 26/3427/01 Rev A. Received 18 March 2026.

Block Plan. Received 18 March 2026.

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