

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01708
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	126 Reids Piece, Purton, Swindon, SN5 4AY
DESCRIPTION:	Single-storey side extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a single-storey side extension. It would have walls of brickwork, and uPVC fenestration, matching the existing. The proposed extension would measured approx. 4.5m wide, 6.35m deep, and 4.8m max height. It would replace an existing single-storey flat roofed side extension. It would have a gabled concrete tiled roof matching the existing eaves and ridgeline.

The proposed extension would accommodate an additional bedroom and bathroom.

SITE DESCRIPTION

The application site is a one-bedroom semi-detached bungalow known as 126 Reids Piece. It has walls of brick, a gabled tile roof, uPVC fenestration, a flat-roof side outshot, and surrounding gardens. It forms part of a group of identical bungalows arranged around a cul-de-sac; its setting is characterised by the surrounding suburban residential street scene. It is in the settlement boundary of Purton. Relevant designations and constraints include North Meadow SAC 9.4km recreational buffer and nearby public footpath PURT142.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)

Purton Neighbourhood Plan - Made November 2018

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

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

Purton Parish Council – No objection (21/04/2026).

Wiltshire Council's Highways Team – No objection (21/04/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. 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.

Design and local character and appearance

CP57 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.

126 Reids Piece forms part of a group of identical, symmetrical pairs of semi-detached bungalows arranged around a cul-de-sac.

The proposed side extension has taken a *seamless* design approach, matching the materials and details and continuing the roof and wall lines of the existing dwellinghouse. It would create a noticeable visual imbalance in its pairing with 127 Reids Piece due to the considerable increase in its massing, although it would remain proportionate to with its plot.

Although the expectation of adopted design guidance is for extensions to appear *subservient*, normally achieved through setbacks or dropped roof heights, the development would not appear unduly dominant in the street scene or undermine its rhythm. Furthermore, its external appearance respects the architectural style of the dwellinghouse and would not be detrimental to its overall integrity as part of a semi-detached bungalow.

The Parish Council raise no objection, and no other representations were made concerning design or visual amenity matters. For the above reasons, 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.

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 124, 125, 127 and 129 Reids Piece.

The proposed side extension is single-storey and, although it would almost double the massing and bulk of the dwellinghouse, it would maintain a considerable distance from the curtilage of neighbouring dwellinghouses. Furthermore, all new openings are located at ground floor where they would not harmfully overlook neighbours.

No representations were made concerning residential amenities but, and for the reasons above, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, noise, outlook, or overshadowing. 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 on site from one to two bedrooms. The dwellinghouse is not served by a vehicular access to the highway and is reliant on unallocated and unrestricted roadside for car parking.

Wiltshire Council's Highways Team recognise that the development has the potential to displace a further vehicle to on-street parking, based on adopted minimum parking standards; however, they raise no objection, advising that the development unlikely to create undue pressure on the highway network to the detriment of the safety of its users.

While displacement of a further vehicle to on-street parking is undesirable, the Local Planning Authority has no reason to disagree with the advice of its Highways Team. Accordingly, while adopted minimum parking standards cannot be met, the development would not cause unacceptable harm to highway safety and does not therefore conflict with CP64 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, subject to the recommended conditions. 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:

Location and block plans, roof plan, existing and proposed ground floor plans and elevations. 01. Received 12 March 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.