

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02004
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Stoppers Hill Farm, York Lane, Brinkworth, Chippenham, SN15 5AN
DEVELOPMENT DESCRIPTION:	Rear extension and side store conversion
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a rear extension off the existing side extension and the conversion of the attached store into a utility and shower room. Proposed materials include cream rendered walls and a rubber roof with 4No inset rooflights.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey, detached property set on the northern side of York Lane, to the north of Stoppers Hill. The property has no immediate neighbours with York House to the south-west lying approximately 50m away and Galena approximately 120m to the south-east.

The property is accessed off York Lane, a no-through, unclassified road to the south serving a further 4 properties to the northwest. The area is characterised by open fields and farmland to the north and west with PRow BRIN55 wrapping around the field boundaries to the north and west.

The site is located outside of any defined settlement identified within the Wiltshire Core Strategy and has no other designation. The area is not covered by any heritage designation and there are no other heritage assets nearby.

PLANNING HISTORY

N/A

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Brinkworth with Grittenham Neighbourhood Development Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish/Town Council: No comments received

Highways: No objection

Archaeology: No comment

REPRESENTATIONS

No comments were received.

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

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The property has been subject to ad-hoc extensions to the west side of the property, accommodating a family room and a store. The proposed extension would extend further to the rear of the existing addition with a low-pitched rubber roof and four rooflights. The existing store is to be converted to provide additional indoor amenity space, with its height raised to match the height of the proposed extension. The entire side element would be rendered in a cream colour.

In terms of scale and form, the proposed extension and alterations are considered to maintain subservient to the existing dwelling.

The rear extension is not readily visible from public vantage point and is largely screened by mature planting and the orientation of the property. The roof of the proposed extension (with inset roof lights) would not be tiled as those on the rest of the property, however they are not considered unduly obtrusive in this setting. Furthermore, the use of cream render around the existing addition and proposed extension and conversion is considered to consolidate the appearance of this section of the property.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

As discussed above, the property is considered relatively remote in its setting from neighbouring properties and therefore would not result in loss of amenity to neighbouring properties in respect of overlooking, overshadowing nor overbearing impact.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The site is located with existing access from York Lane, an unclassified section of public highway subject to a speed limit of 30mph. There would not appear to be any proposals to alter the existing access with the public highway.

The proposals seek to extend the existing property to enable a larger general living accommodation. There would be no resultant alterations to the bedroom quantum on site.

and no proposed changes to access or parking. The Highways Officer has offered no objections to the proposal.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

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:

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Received 25.03.26

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