

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01224
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	17 Bewley Crescent, Bowden Hill, Lacock, Chippenham, SN15 2PL
DEVELOPMENT DESCRIPTION:	Single Storey Rear and Two Storey Side Extensions.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the erection of a single-storey rear extension and a two-storey side extension. Additionally, a first-floor balcony is proposed to the front elevation. The application has been submitted using Householder forms.

During the course of the application, amended plans were received to include obscure glazing panels to the sides of the front balcony. The extracts of provided plans below demonstrate the existing appearance of the property, together with the proposed appearance resulting from the proposed works:



(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

The proposed works would enable a ground floor single storey rear extension, that would enable the relocation and enlargement of the existing kitchen, which would be accessed

through an opening to the existing dining room. The ground floor extension is proposed to be a flat roof structure, featuring a raised roof light, which would be positioned to the left-hand side to the rear façade. The extension would include double doors with full length side lights either side to the rear (north) elevation, with similar double entrance doors and $\frac{3}{4}$ length side lights and a triple casement window to the side (west) elevation. No fenestration is proposed to the side (east) elevation adjacent to the boundary with the adjacent neighbour at no.18. Additionally, a vent is proposed to the rear elevation to serve the pantry, replacing a small existing window.

To facilitate the two-storey side extension, the existing lean-to ancillary structures would be removed to the western elevation. The two-storey extension would enable the creation of a study, boot room, utility room and WC to the ground floor, whilst the first floor would create an additional bedroom (taking the total to 3 bedrooms) with a family bathroom. The proposed built form would see the continuation of the existing pitched roof, with the extension aligning with the existing built form, aligning with the existing end wall and not projecting further forward or rearward of the established elevations. In terms of fenestration, the front (south) elevation would include triple casements to both the ground and first floor, with a mixture of single and double casements to the rear elevation. The side elevation includes a glazed entrance door to the boot room with adjacent single window, with 2 single casements above at first floor.

The proposed balcony would span across most of the front elevation and would be accessed via one of the front bedrooms. The balcony would be supported by timber posts below, with privacy screens having been added to opposing sides of the balcony to address the amenity of both the Occupants and the neighbouring properties.

In terms of construction materials, it is proposed to utilise render to the external walls, with slate tiles to the roof, UPVC windows and timber doors.

SITE DESCRIPTION/CONTEXT

The site known as 17 Bewley Crescent is a semi-detached two storey property situated in an established residential area in Bowden Hill on the outskirts of the village of Lacock, within the Bowden Hill Conservation Area.



(L-R) Existing Front and Rear Elevations

The property is set in a semi-rural location with far reaching views to open countryside to the front of the property, set back from the main road and benefits from an extensive front garden. Public Right of Way LAC024 runs along the east of the site and terminates in proximity to the front boundary of the property. The property features rendered external elevations, a slate tiled roof and UPVC windows and doors. The surrounding area is semi-rural, however features further residential properties to the North and West within the residential development of Bewley Crescent, of varying appearances and construction materials including render and stone.

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

- Countryside Character Area – Avon Vales
- Bowden Hill Conservation Area
- Negligible risk from groundwater flooding
- Public Right of Way LAC024

PLANNING HISTORY

None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development

Lacock Neighbourhood Plan:

Undesignated at time of writing this report

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning Practice Guidance
National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Heritage Impact
- Residential Amenity
- Highways and Access
- Public Rights of Way

CONSULTATION RESPONSES

Lacock Parish Council: No comment

REPRESENTATIONS

The application was advertised by way of a site notice erected at the application site and direct neighbour letter; however, at the time of writing, no comments have been 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

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.

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, whilst Section 12 of the NPPF expects a good standard of design, whilst Section 15 details conserving and enhancing the natural environment.

The proposed development will alter both the front and rear facades and result in a clearly increased built form. The ground floor rear extension incorporates a flat roof which, whilst it

incorporates a raised roof lantern, would not impede or obscure the outlook from the first floor windows. The continuation of the pitched roof with the two-storey side elevation enables the works to align with the existing character and appearance of the property, whilst the incorporation of the first-floor balcony is not considered to appear incongruous within the setting, given the open nature of the balustrades and its timber construction.

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. Therefore, the development is deemed to comply with CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and section 12 of the NPPF.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use', whilst Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Whilst the proposed development would be contained entirely within the residential curtilage of the property, the application site lies within the Bowden Hill Conservation Area. The principal elevation is visible from the main road and wider street scene, owing to the property's marginally elevated position and its location on the edge of the residential development. The proposed two storey extension would result in an increase in built form to the principal elevation and, when considered cumulatively with the proposed first floor balcony, would be visible within the wider setting.

Notwithstanding the increase in built form and its visibility within the Conservation Area, the proposed two storey extension and balcony are not considered to give rise to unacceptable visual impact within this setting. The siting of the property towards the rear of its plot ensures that it does not occupy a prominent position at street level, thereby limiting the visibility of the proposed works and minimizing any potential harm to the character or appearance of the area.

The rear of the property may also be visible from longer-range views to the east, due to the relative openness of the site. However, a degree of screening is retained by the property's positioning in relation to the neighbouring property (No.18), the presence of existing ancillary structures within the rear garden and established landscaping to the boundaries. The proposed single storey rear extension represents a modest addition, of limited overall height and built form.

Although vantage points of the front and rear of the application site are possible from within the Conservation Area, it is considered that, taken as a whole, the proposed extensions and associated works would not compete with or detract from the existing character and appearance of the Conservation Area. Whilst the property's position on the edge of the settlement increases its potential visibility, its location setback from the main road, together with the substantial front garden, serves to soften its presence within this location. The front garden acts as both a physical and visual buffer, helping to mitigate against any resulting unacceptable impact on the character and appearance of the Conservation Area.

Overall, the proposal, by virtue of its scale, design, use of materials and positioning, is considered to preserve the character and appearance of the Bowden Hill Conservation Area and would not interrupt views into or out of the designated area. The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions 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 to the proposed works are 18 Bewley Crescent to the east, 16 Bewley Crescent to the west and 12 Bewley Crescent to the north.

No.18

The application site is semi-detached to No.18 Bewley Crescent, which itself has been subject to a previous extension and alterations. Currently, the arrangement of No.18 has been rearranged to enable the front of the property to face the rear boundary, and a prominent ground floor extension was permitted and since completed to the front elevation facing the main road (now considered the rear elevation). The ground floor extension is proposed to be built along the side boundary with No.18, however this element of the proposal would be of limited height given its flat roof and single storey built form. It is noted that the boundary fence distinguishing the boundary has already been raised by the occupants of No.18, which would further help to screen the extension. No fenestration is proposed to the ground floor extension which would directly overlook the boundary with No.18.

Whilst the two-storey extension would be positioned on the opposing side wall to No.18, vantage points to the works may still be possible. Whilst the two-storey extension would align with the existing built form of the building, it would not be positioned in closer proximity with No.18 or extend beyond the established front and rear walls of the main building.

The proposed positioning of the first-floor balcony across the front façade would be in a somewhat prominent position in relation to No.18, with the existing first floor windows serving No.18 having vantage points across to the balcony. To safeguard the residential amenity of both the occupants of the application site and those residing in No.18, it was suggested for the inclusion of obscured glazed panels to opposing ends of the balcony. By restricting clear lines of sight, the obscure glazing would significantly limit opportunities for direct overlooking and perceived loss of privacy, whilst still allowing a form of enclosure to the balcony. This design approach ensures that views from the balcony are controlled and angled away from sensitive neighbouring areas, thereby reducing the potential for adverse residential amenity impacts. As such, the use of obscure glazing balances the functional use of the balcony with the need to safeguard neighbouring privacy. Whilst the balcony will project from the front elevation, the extent of the projection is such that it is not considered to result in overbearing or overshadowing effects.

No.12

No.12 is positioned to the rear of the building, with vantage points to both extensions possible from the rear of No.12 and its rear amenity areas. The positioning of No.12 in relation to the application site is such that the rear elevation faces east as opposed to in direct line of sight with the main building. No.12 benefits from a large rear garden and whilst the proposed extensions will increase the overall fenestration at both ground and first floor levels, along with the ground floor extension being positioned in closer proximity to the rear boundary with No.12, the current separation distances are considered sufficient to mitigate against any unacceptable increased overlooking. However it is noted that in order to safeguard the residential amenity of No.12, it is necessary to impose a planning condition to ensure that the first floor rear window serving the family bathroom remains obscure glazed.

No.16

No.16 is located immediately to the west of the application site. The proposed two storey extension and first floor balcony would be positioned closer to the shared boundary with No.16, with both extensions introducing additional fenestration facing towards the boundary. Notwithstanding the increase in built form and massing to the side of the dwelling, sufficient separation distances would remain to ensure that the development would not be unduly close to the shared boundary, nor is it considered to result in an unacceptable sense of enclosure.

Whilst it is acknowledged that existing landscaping is in situ along the shared boundary, as with No.12, the proposed first floor window serving the family bathroom would overlook the shared boundary with No.16 and should therefore be conditioned to be fitted with obscure glazing in the interests of protecting neighbouring privacy. Limited views of the proposed single storey rear extension may also be possible from No.16, however, it is noted that this element is sited toward the far side of the rear elevation rather than in close proximity to the shared boundary. In addition, the incorporation of obscure glazed panels to the first floor balcony would help to further mitigate any potential for overlooking or loss of privacy, thereby helping to safeguard the residential amenities of the adjoining property.

Overall, it is considered that there is sufficient distance to the boundaries to help mitigate against any overbearing effects resulting from the proposal. Taking into account the height, scale and positioning of the extensions, it is considered that the works will not result in unacceptable impact on neighbouring amenity, nor it is expected to result in unacceptable loss of light or overshadowing. The insertion of obscure glazed panels to the first floor balcony and obscure glazing to certain first floor windows also help to further mitigate against any unacceptable loss of privacy or overlooking. A condition should be applied to any permission granted to ensure that obscure glazing is installed and retained, and a further condition removing permitted development rights for new windows on the same elevations is also necessary. No objections have been received from neighbouring properties and, with the inclusion of conditions, 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.

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 proposed two storey extension would increase the number of bedrooms within the property from 2 to 3. Despite this increase, the required parking provision for a 2/3 bedroom dwelling remains the same, meaning that the application is not required to illustrate an increase in parking provision. Current parking arrangements for the property remain sufficient

with a minimum of 2 parking spaces available on the by-way adjacent to the main road, with further off-road parking available to the east of the site adjacent to no.18 Bewley Crescent, with no alterations proposed to the current access arrangements to the property. Therefore current parking and access arrangements are acceptable and 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.

Public Rights of Way

Transport implications are a key factor in assessing planning applications and proposals must demonstrate that there is safe and suitable for all users, including pedestrians, including protection and enhancement of public rights of way and active travel routes.

WCS Core Policy 60 seeks planning developments in accessible locations, whilst also mitigating the impact of developments on transport users, local communities and the environment. WCS Core Policy 61 states that the transport impacts of new developments need to be assessed in accordance with national guidance.

The proposal is for ground and first floor extensions with balcony to a domestic property, with the works wholly contained within the residential curtilage. In close proximity to the site is Public Right of Way LAC024, which is located to the east of the site and terminates approx. 6m in front the property boundary. Given the proposed works are contained within the residential curtilage, it is considered that the development will not obstruct, divert, or otherwise impede access along the route. The proposed works do not encroach upon the definitive line of the right of way and adequate separation is maintained to ensure the continued safe and convenient use of the path. As such, the proposal is considered to have no adverse impact on the public right of way or its users.

Therefore it is considered that the proposed development will not result in unacceptable impacts to existing access arrangements and the highway, nor will the proposal affect or affect or impede the right of way. The application is therefore in accordance with WCS Core Policy 60 and 61.

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, by reason of its scale, design and use of materials, is considered to enable sympathetic additions which would not result in unacceptable visual impact to the main dwelling, its setting or the surrounding area. Furthermore, collectively, the proposed works preserve the setting of the Bowden Hill Conservation Area, given that the scale and

design of the proposed works are considered to align with the established character and appearance of the setting, and the positioning of the main dwelling recessed within its plot.

Additionally, with the inclusion of conditions, the proposed works are not considered likely to result in unacceptable residential impact to the adjoining neighbours, and would not result in adverse impact on the users of public right of way LAC024.

The development complies with Sections 12 and 16 and other relevant provisions within the NPPF, Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 57, 58, 60 and 61 of the Wiltshire Core Strategy, together with the Wiltshire Design Guide

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:

0654.02.4 – Proposed Floor Plans received 20.02.26

0654.02.5 – Proposed Roof Plan received 20.02.26

0564.01.01 – Site Location Plan and Existing Site Plan received 20.02.26

0654.02.3 – Proposed Site Plan Including Proposed Ground Floor Plan received 20.02.26

0654.02.8 – Proposed Materials Schedule received 20.02.26

0654.02.1 – Site Location Plan and Proposed Site Plan received 20.02.26

0654.02.7 A - Proposed Elevations received 11.05.26

0654.02.9 A - Proposed Street Elevation received 11.05.26

0654.01.10 A – Proposed Perspectives received 11.05.26

0654.02.12 A – Proposed Elevations received 11.05.25

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

3. a) Prior to the first occupation of the development hereby permitted, the first floor fenestration in the north and west elevations of the extension shall be installed with a ventilation stay, restricting the opening, and shall be installed with obscure glazing to an obscurity level of no less than level 4 (or equivalent).
b) The windows shall thereafter be retained in that form, with a ventilation stay and obscure glazed, in perpetuity.

REASON: In the interests of residential amenity and privacy

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the first floor north and west elevation of the first of the development hereby permitted

REASON: In the interests of residential amenity and privacy