

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01350
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	39, Clyffe Pypard, Swindon, SN4 7PY
DEVELOPMENT DESCRIPTION:	The demolition of a detached utility outbuilding, the construction of a single storey rear, two storey side extension and internal alterations, all to provide additional domestic accommodation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey side extension and single storey rear extension following the removal of a detached outbuilding. The side extension measures approximately 4m wide and extends to the rear by approximately 11.5m. A single storey infill extension to the rear of the existing house with 2No roof lights extends approximately 6m with a height to eaves of approximately 2.7m.

SITE DESCRIPTION/CONTEXT

The property is a semi-detached property located at the end of a private cul-de-sac. The property has a detached outbuilding to the side which houses a wc and storage. The site benefits from a large rear garden with mature planting to the boundaries.

The immediate area comprises a row of 6No semi-detached properties of the same general appearance, most of which have been extended in various ways.

The site lies outside any designated settlement boundary. The site lies within the North Wessex Downs National Landscape and Public Right of Way CPYP10 runs along the rear southern boundary of the site.

There are no other relevant ecological, heritage or landscape complaints that are relevant to the site.

PLANNING HISTORY

n/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

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 Council: No comments received

Highways: No objection

REPRESENTATIONS

Comments were received from the local Member raising no objection to the proposal however requesting clarification on the drawings, stating the ridge height should be no higher than existing and that foul drainage needs to be addressed.

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.

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 proposed extensions are substantial however the design of the two-storey element is considered in keeping with the host dwelling in terms of roof form and materials. The single

storey element represents a more modern approach however it is to the rear of the property, not readily visible from public view.

It is considered that the extensions across the whole property result in a coherent scheme which remains a clear supporting addition to 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.

The property is located at the end of a row of 6 properties. Immediately opposite lies a 3 pitch traveller caravan site which currently has no planning permission. In respect of overlooking the two-storey element has 1st floor windows to the front and rear however these are not considered unacceptable given existing first floor windows on the property. The proposed ground floor addition has no openings in the side elevations.

In respect of the potential for loss of light or overshadowing, the single storey element is against the boundary with the adjacent property and has a depth of 6m. The proposal is flat roofed and replaces existing mature planting to the boundary. Taking into account the height to eaves of approximately 2.7m of the single storey element and the orientation it is not considered that the proposal will result in unacceptable levels of overshadowing or loss of light.

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

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting

the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The site is located well within the confines of the site which is subject to strong boundary treatments. Furthermore the site itself is located within the built form of the settlement.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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:

355- 001. Rev B

Received 9.03.26

355- 002

355- 003

355-004

Design and Access Statement

Received 26.02.26

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