

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01998
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	45 New Road, Royal Wootton Bassett, Swindon, SN4 7DG
DESCRIPTION:	Hip-to-gable enlargement with rear dormer and associated alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were received on 8 May 2026 together with changes to the description of development. As the revisions relate to a reduced scheme, and minor changes to facing materials, to address concerns raised by the Local Planning Authority it was not necessary to renotify interested parties.

The application seeks planning permission for a hip-to-gable roof enlargement together with rear box dormer and associated alterations. The hip-to-gable enlargement would increase the roof ridge height by approx. 0.5m, the gable ends are constructed from brick and the roof surface from interlocking tiles. The box dormer measures approx. 7.8m wide and 1.85m tall and is faced in hanging tiles. Associated alterations include addition of rooflights to front elevation and changes to flues and vents. The development facilitates a loft conversion, providing a bedroom, living area, shower room and stair landing.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 45 New Road. It has walls of brick, a hipped slate roof and flat roofs over ground floor front and rear projections, uPVC fenestration, driveway and surrounding garden land. Its setting is characterised by the gentle rise of the road along which is a linear arrangement of dwellinghouses set back from the road behind front gardens. It is in the settlement boundary of Royal Wootton Bassett. There are no relevant land-use designations or other constraints.

PLANNING HISTORY

N/79/0260/FUL – Extension to Dwelling (APPROVED WITH CONDITIONS 02/07/1979).

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)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):

- Policy 7: Design
- Policy 12: Road safety, traffic and transport
- Royal Wootton Bassett: Design Guidance and Codes – by AECOM, April 2023

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Royal Wootton Bassett: Design Guidance and Codes – April 2023

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:

Royal Wootton Bassett Town Council – No objection (13/04/2026).

Wiltshire Council's Highways Team – No objection (09/04/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 7 April 2026. Members of the public made one [1] letter(s) of representation (1 x Object). The comments therein are summarised as follows:

- That the increased height, massing and bulk created by the development will have an overbearing impact on neighbouring properties and particularly due to the difference in levels between New Road and Westbury Park.

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.

Policy 7 of the Royal Wootton Bassett Neighbourhood Plan seeks to ensure the design of new development respects the character of the area.

Appendix D of the Wiltshire Design Guide sets out expectations for delivering well-designed householder developments. The Royal Wootton Bassett: Design Guidance and Codes includes, among other things, similar design expectations for extensions and alterations to buildings.

New Road rises gently northwards and on its west side are a linear row of dwellings set back behind front gardens. Nos.45-55 (consec.) were built in the inter-war period¹; 46 and 55 are detached with hipped roofs and projecting gables and serve to 'book end' Nos.47-54 between them, which are two uniform stepped terraces.

No.45, the application site, is an outlier at the bottom of the line; it has been altered but was probably always distinct from its neighbours. To south, Westbury Park is a residential estate of c.1980.

The development would result in the loss of No.45's distinctive hipped roof form but, as an outlier, and among other gabled forms in the immediate roofscape, the proposed gabled roof form would not appear incongruous in the context nor disrupt the graduated roofs of the street scene. Furthermore, the gable end wall surfaces would be constructed from brick to match the existing building and the roof covered with tiles to match.

The rear dormer has a boxy form that would awkwardly contrast with the traditional gabled roof shape, and Appendix D of the Wiltshire Design Guide sets an expectation that "[t]he design of any dormer windows should reflect the style, proportion materials and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area".

¹ 1:2500 OS Wiltshire XIV.12, pub.1938.

However, it leaves uninterrupted roof surfaces around it, is faced in materials to blend into the roof surface, and its visual impact is minimised on the rear elevation where, albeit more modest in size, there are similar box-shaped dormers in the immediate roofscape.

The development would not cause unacceptable harm to the character or appearance of the dwellinghouse or surrounding 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 Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and 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 Nos.1A to 6 Westbury Park and 46 and 46a New Road (Mattiscombe House).

New Road rises from south to north meaning No.45 is elevated from Westbury Park, but marginally lower to the remainder of New Road.

A representation has raised that the increased massing, bulk and height of the dwelling, primarily as a result of the proposed hip-to-gable enlargement, would compound the existing situation and appear unduly overbearing for immediate neighbours on Westbury Park, in particular Nos.1 and 2. During the site inspection, it was observed that the change in level lends No.45 a considerable visual presence in views from and within their back gardens.

No.45 is due north of these dwellings and, as such, would not worsen overshadowing to gardens south of it. Furthermore, no new openings are proposed on the south side elevation. The present separation distance between built form and boundaries of the curtilage would not be materially reduced by the development, therefore, while it is acknowledged that the visual change may be undesirable, bearing in mind planning cannot protect private views, the development would not create built form that would appear unduly overbearing or create an oppressive living environment for existing or future occupants of neighbouring land.

The rear dormer would introduce high-level openings directing angled views towards rear gardens of neighbouring dwellings and towards the front elevation of the back land dwelling 46a New Road. The change in levels between No.45 and dwellings on Westbury Park create an existing baseline of overlooking among dwellings and foliage provides considerable screening presently, Nonetheless, the distance of the views achieved from the dormer to areas of 5 and 6 Westbury Park is in excess of 20m while for other neighbouring dwellings views are at oblique angles, and such factors are sufficient to ensure no detriment to the privacy of neighbours.

Rooflights would be introduced on the front elevation, facing New Road, from which angled views towards rear amenity areas of 1a Westbury Park could be achieved. However, the difference in level is such that there is an existing baseline of overlooking from first-floor windows. Accordingly, the development would not be detrimental to the privacy afforded to occupants of No.1a.

46 New Road is separated from No.45 by a driveway leading to No.46a. No openings are proposed in the north side elevation, and the visual effect would not be detrimental to the living conditions of the neighbouring dwellings.

Having had regard to the concerns raised by neighbours, and the living conditions afforded to neighbouring dwellings generally, for the above reasons, it is concluded that the development would not cause unacceptable harm to 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.

Highway matters

Noi alterations to the site's access are proposed but the development increases the bedroom quantum on site. Wiltshire Council's Highways Team are satisfied that compliance with adopted parking standards would be maintained and raise no objection. There is no reason to conclude otherwise and, therefore, the development would not cause unacceptable harm to highway safety.

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 conditions that meet the tests. 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 Plan, Existing and Proposed Block Plans. 26-0263 D01 REV 03. Received 8 May 2026.

Proposed Floor Plans. 26-0263 D03 REV 03. Received 8 May 2026.

Proposed Loft and Roof Plan. 26-0263 D05 REV 03. Received 8 May 2026.

Proposed Elevations. 26-0263 D07 REV 03. Received 8 May 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.

REASON: In the interests of visual amenity and the character and appearance of the area.