

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01985
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 St Michaels Close, Lyneham, Chippenham, SN15 4NZ
DESCRIPTION:	Single-storey side and rear extension, front porch, rear dormer, and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended following validation in the interest of conciseness. The application seeks planning permission for a single-storey wrap-around side to rear extension, loft conversion incorporating a box dormer and rooflights, addition of a front porch and external alterations including cladding of the exterior in brick and addition of a canopy across front elevation. The side extension measures approx. 3.25m wide, 6.4m deep, 3.8m max height. The rear extension measures approx. 11.5m wide, 5m deep, 2.7m eaves, 3.65m max height. The dormer measures approx. 7.85m wide and 2.15m tall. The porch measures approx. 2m wide, 1.5m deep, 3.25m max height.

SITE DESCRIPTION

The application site is a post-war semi-detached two-storey dwelling known as 5 St Michaels Close. It is of 'airey' construction comprising walls of concrete panels, a gabled tile roof, uPVC fenestration, a detached brick outbuilding, front driveway and a rear garden. Its setting is characterised primarily by the linear form and regular rhythm of the street scene and the edge-of-settlement landscape surroundings. It is in the settlement boundary of Lyneham. There are no relevant land-use designations or other constraints.

PLANNING HISTORY

PL/2025/06965 - Demolition of existing outbuilding with the erection of side double storey extension and single storey rear extension with the replacement of walls external material to red brick (REFUSED 16/10/2025).

- Appeal Ref: 6003321 (APPEAL DISMISSED 04/03/2026).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

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

Lyneham and Bradenstoke Neighbourhood Development Plan: Made October 2021

- Policy 2: Design

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:

Lyneham and Bradenstoke Parish Council – No objection (15/04/2026).

Wiltshire Council's Highways Team – No objection (27/04/2026).

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.

Preliminary matters

The application follows the Council's decision to refuse to grant planning permission for extensions and alterations to the dwellinghouse under ref. PL/2025/06965 for three reasons, summarised as follows:

1. That the plans were not clear and accurate;
2. That the development would harm the character and appearance of the dwellinghouse and local area; and
3. That the development would harm the living conditions of 4 St Michaels Close.

An appeal was made to the Secretary of State under ref. 6003321. The appeal was dismissed, the appointed Inspector finding harm to character and appearance of the surrounding area.

The Inspector commented that “... *the proposal does not respond positively to the existing mass and scale of properties along this section of street*”, and primarily because “[t]he proposed side extension would affect the symmetry of the appeal property with 6 Michaels Close (No 6), in terms of scale and layout. The change in scale and consequential reduction in the space between the appeal property and No 4 would disrupt the rhythm of the semi-detached properties on this section of St Michaels Close”.

The plans submitted with the application are for a similar but materially different proposal, particularly as the side extension has been reduced to single storey whereas the appeal scheme was for a two-storey side extension. While there are several similarities between them, in particular the rear extension, porch and external alterations, this application should be assessed on its own merits.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy 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 2 of the Lyneham and Bradenstoke Neighbourhood Development Plan states that all new development must demonstrate a high quality of design by being in keeping with existing building styles, scales and materials, using high-quality materials, which blend with the existing colours and choices.

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.

Assessment

The development would considerably increase the massing of the dwellinghouse but as part of its effective remodelling, updating its external construction in brickwork to match the adjoining neighbour while incorporating other extensions and alterations. The visual effect of the re-skinning would return some sense of symmetry to the semi-detached pair of which it forms a part.

The single-storey rear extension is full width and a similar, considerable depth alike its neighbour's extension. Nonetheless, and on the rear elevation, the design uses forms, and materials that would complement the rest of the composition.

The side extension features a contrived combination of flat roof with sloped section addressing the street. The sloped partly reference No.6's side extension from the main visual aspect, and its scale would help the extension to read as a subservient supporting addition, minimising disruption to the rhythm of the street scene by retain a gap. This roof would also connect to a canopy across the length of the front elevation joining to the front porch which, although somewhat unusual, would create some visual interest.

The loft would be converted through the addition of a box-shaped dormer and rooflights. While the dormer fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide, it is on a rear-facing elevation where its effect on the main architectural features of the dwellinghouse and the street scene would be minimised. Furthermore, it would not undermine the rhythm of the street scene.

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 2 of the Lyneham and Bradenstoke Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy 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 closest neighbouring dwellings to the application site are 4 and 6 St Michaels Close and 93 Chippenham Road.

The development would considerably change the external appearance of the dwellinghouse, also increasing its massing and bulk through various additions.

The extensions are focused on the rear elevation and side elevation. The rear extension would not adversely impact on No.6, as this neighbour already has a considerable rear extension of similar depth abutting the boundary of the curtilage.

The side of the rear extension joins to a side extension, incorporating an unusual flat roof, and this would form the boundary of the curtilage with No.4. However, it would remain single-storey built form and the outdoor amenity spaces of No.4 are generous such that the development would not appear unduly overbearing, nor to cause harmful overshadowing. It is recommended that the use of the flat roof as a balcony area be restricted by condition.

The rear dormer would introduce high-level openings but would not directly or harmfully overlook Nos. 4 and 6. Furthermore, it would respect a back-to-back distance in excess of 20m from neighbours on Chippenham Road. Otherwise, no new openings are introduced where these would cause harmful overlooking.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing, subject to recommended conditions. 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. Wiltshire Council's Highways Team raise no objection on the basis that the site frontage can accommodate two parked vehicles and a third space in the proposed garage, despite it not satisfying adopted minimum size standards. In any case, they advise that the development would not have a significant adverse effect on highway safety, and there is no reason to conclude otherwise.

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

Subject to the recommended conditions, the development would have acceptable effects in respect of matters of acknowledged importance to the public interest. 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 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. Received 24 March 2026.

Application form. Materials. Received 24 March 2026.

Proposed ground floor plan. Received 24 March 2026.

Proposed loft floor plan. Received 24 March 2026.

Block plan. Received 24 March 2026.

Proposed first floor plan. Received 2 April 2026.

Proposed elevations. Received 18 April 2026.

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