

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02147
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Bramble Cottage, 26 Coxstalls, Royal Wootton Bassett, Swindon, SN4 7AW
DESCRIPTION:	Single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a single-storey rear extension. It has render walls, a flat roof and uPVC fenestration; it measures approx. 4.8m wide, 3m deep, 2.75m high. It provides a living(/dining) room internally.

SITE DESCRIPTION

The application site is a semi-detached two-storey cottage known as Bramble Cottage, 26 Coxstalls. It is probably circa 19th century; it has a roughly symmetrical frontage with central gabled porch, walls of render, a gabled tile roof with brick end stacks, casement windows, a front driveway and a rear garden. Its setting is characterised by the immediate linear urban street scene. It is in the settlement boundary of Royal Wootton Bassett. Relevant designations and constraints include the Royal Wootton Bassett Conservation Area.

PLANNING HISTORY

This application benefitted from pre-application advice from the Local Planning Authority under reference ENQ/2025/01380. Otherwise, the following planning history has relevance:

16/04253/FUL - Proposed First Floor Rear Extension & New Front Porch (REFUSED 22/06/2016).

16/01917/FUL - Two Storey Rear Extension and Rear Sun Room. Renew Front Porch (WITHDRAWN 03/05/2026).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

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

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):

- Policy 7: 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

Royal Wootton Bassett: Design Guidance and Codes – April 2023

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Royal Wootton Bassett Town Council – No responses by close of consultation period or at time of case officer recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 22 April 2026. 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.

Design and local character and appearance, with particular regard to the conservation area

Core Policy 57 and 58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

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, design expectations for extensions and alterations to buildings.

Bramble Cottage is a traditional dwellinghouse located in Royal Wootton Bassett Conservation Area (RWBCA), where there is a duty to pay special attention to the desirability of preserving or enhancing its character or appearance under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

No published statement, appraisal or management plan for the RWBCA has been found, but its character and appearance can partly be discerned from the combination of its settlement pattern focused along a marketplace, its protected and historic buildings and monuments, its traditional architecture and materials, and its significant trees, foliage and open spaces.

The proposed extension would be a discrete addition to the rear elevation, which has already been extensively altered with flat-roofed extension and dormers. While it would compound the awkward angular forms of the existing extensions, it is a modest addition, and its design would integrate seamlessly with the existing building. Accordingly, it would not undermine the rhythm or forms of the immediate townscape nor architectural character of the cottage.

The development would not harm the character or appearance of the dwellinghouse or RWBCA in which it is located, and to which special attention has been paid. 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 and CP58 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (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 closest neighbouring dwellinghouses to the application site are 25 and 27 Coxstalls.

The proposed extension would abut the boundary of the curtilage with No.27; however, as a modest, single-storey addition, backing onto existing built form on the neighbouring land, it would not appear unduly overbearing. Furthermore, it would not cause neighbours to be harmfully overlooked.

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. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

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:

Application Form. Materials. Received 31 March 2026.

Existing and proposed elevations, floor plans, site and location plans. 01. Received 15 April 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 unless otherwise stated on the approved plans.

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