

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01973
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	30 Brynards Hill, Royal Wootton Bassett, Swindon, SN4 7ER
DEVELOPMENT DESCRIPTION:	Proposed Side and Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the enlargement of the existing side extension to project two storeys to meet the building line of the property's principal elevation, and a single storey rear extension at ground floor level.

The two-storey element would match the ridge height and eaves of the original building, and the roof form would be hipped as existing. The single-storey rear extension would have a sloped roof with two rooflights.

The proposed external materials would match the existing.

SITE DESCRIPTION/CONTEXT

The application site relates to the two-storey semi-detached three-bedroom dwelling at 30 Brynards Hill within the defined settlement boundary of Royal Wootton Bassett. It is situated on the southern end of the cul-de-sac, Brynards Hill, an unclassified section of the public highway subject to a 30mph speed limit.

The existing property has a set back two-storey side extension on its southeast elevation. The principal roof is a pitched hipped roof with a projecting bay that has a front-facing gable, and curved, multi-pane bay windows.

The external walls are finished in cream painted render, with the lower section of wall façade comprising red brickwork. The roof tiles are of brown tiles, with a red brick chimney stack. There is an entrance arch decorated in red brick. The fenestration is of white uPVC, aside from the entrance door which is finished in a dark brown/black colour.

The general streetscene comprises semi-detached dwellings of a similar architectural style, with some variations in external materials and a range of extensions.

The site lies in close proximity to a Public Rights of Way footpath WBAS46 to the east.

Based on the latest national flood mapping data updated by the Environmental Agency in 2025, the site lies within Flood Zone 1 from fluvial flooding, and is identified to be at negligible risk of surface water flooding. According to the Council's Strategic Flood Risk Assessment in 2024, the site is identified to be at negligible risk of groundwater flooding.

PLANNING HISTORY

Proposal / Summary
N/00/02197/FUL – Householder planning permission – Two Storey Side Extension and Detached Double Garage – Approve with Conditions Date: 24/10/2000

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

‘Saved Policies’ of the North Wiltshire Local Plan 2011:

None relevant.

Royal Wootton Bassett Neighbourhood Development Plan 2017 to 2026 (‘made’ April 2018)

- Policy 7: Design

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

Royal Wootton Bassett Town Council: No objection

REPRESENTATIONS

No comments were 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

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.

The proposed two-storey extension would align with the established building line of the principal elevation. Whilst this would result in a more prominent addition, the overall scale and massing would still remain subordinate to the host dwelling given its limited width.

The proposed rear single storey extension is considered subservient in scale, height and form, given it is sited to the rear of the host dwelling, where public views are limited.

Whilst the proposal would introduce a wider degree of asymmetry to the semi-detached pair, this would not represent a wholly new feature within the existing street scene, as similar alterations are evident within the surrounding area.

Furthermore, the proposed use of external materials that would match the existing would ensure visual cohesion.

Therefore, any harm to the character and appearance of the host property and the wider area is considered limited in this instance.

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.

Given the existing distance between the proposed development from the shared boundary, and the orientation of the dwelling, it is not considered that the proposal would give rise to any

harm to the neighbouring amenity with regards to overshadowing, overlooking and overbearing impacts.

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

Other issues

N/A

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.

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 & Certificate; received 24 March 2026

Location Plan; received 24 March 2026

Existing and Proposed Elevations, Floor Plans & Proposed Block Plan; 3204/1; received 24 March 2026

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