

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02115
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Lodge, Preston, Chippenham, SN15 4DY
DEVELOPMENT DESCRIPTION:	Single storey extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension to the southern elevation of the existing rural worker's dwelling at The Lodge, Thickthorn Farm, Preston.

The proposed materials would be composite slate roof to match in colour to the existing slates, rendered walls with red feature brick piers, and A-rated uPVC windows in rosewood finish.

SITE DESCRIPTION/CONTEXT

The application site relates to the existing dwellinghouse known as The Lodge, situated in the open countryside, with proximity to the hamlet of Preston, approximately 1 mile southeast of Lyneham.

There is a Grade II listed building, Thickthorn Farmhouse, approximately 38 metres to the south of the site.

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. The eastern side of the site lies partially within areas identified to be at risk of surface water flooding at 3.3% AEP extent. According to the Council's Strategic Flood Risk Assessment in 2024, the site is identified to be at negligible risk of groundwater flooding.

The site is not subject to any landscape or ecological designations.

PLANNING HISTORY

Proposal / Summary
N/09/00072/COU - Full planning permission Decision - Approve with Conditions Date: 22/6/2009 – Change of Use and Conversion of Barn to a Residential Dwelling Subject to an Agricultural Occupancy Restriction

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

- Core Policy 67: Flood Risk

Lyneham and Bradenstoke Neighbourhood Development Plan 2020 to 2030 ('made' October 2021)

- Policy 2: 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

Lyneham and Bradenstoke Parish 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. Policy 2 of the Neighbourhood Plan further supports the above.

Based on planning history available to the Council, the existing dwelling was a former rural building that was converted into a holiday let, that was subsequently adapted to serve as a rural worker's dwelling. Owing to its evolutionary development, the building does not exhibit a conventional residential design form and its principal elevation is not readily identifiable. Notwithstanding this, the proposed extension would be sited to the southern elevation, where it would be orientated away from the public highway.

The proposed development, by reason of its scale, form and massing as a single-storey extension, is not considered to result in harm to the character or appearance of the host dwelling or the surrounding area.

Whilst the proposed external materials would differ in composition from those of the existing building, their overall colour and finish would be broadly comparable. As such, any resulting visual impact is considered to be limited.

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 single storey height proposed and the distance from neighbouring dwellings, it is not considered that there would be any unacceptable overshadowing, overlooking or overbearing impacts on the neighbouring amenities.

The noise disruptions arising from the construction phase of the proposed development has been considered, however, given the temporary nature of construction, it is considered that the harm would be limited.

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

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The proposed development would not be sited within the identified area at risk of surface water flooding. Furthermore, the provision of guttering and surface water drainage would be addressed separately through compliance with Building Regulations.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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 30 March 2026

Location Plan; received 30 March 2026

Proposed Block Plan; received 30 March 2026

Proposed Floor Plan and Roof Plan; received 30 March 2026

Proposed Elevations; received 30 March 2026

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