

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01586
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	14 Garraways, Royal Wootton Bassett, Swindon, SN4 8LL
DEVELOPMENT DESCRIPTION:	Single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the erection of a single-storey rear extension to facilitate a conservatory element.

The proposed extension would measure approximately 6.9 metres in depth, 2.5 metres in width, and 3.3 metres in height to the top of a flat roof.

The rear elevation would include bi-fold doors and two windows, with a roof lantern proposed within the flat roof to provide additional natural light.

External materials are proposed to match the existing dwelling, comprising facing brickwork with uPVC windows and doors.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey detached residential dwelling located at 14 Garraways and situated on a corner plot between Garraways and Bailey's Mead. The dwelling is constructed of brick elevations beneath a pitched tiled roof, with uPVC windows and doors. The property benefits from off-street parking to the front and an enclosed rear garden.

Its setting is characterised by a collection of similar residential properties, predominantly semi-detached and detached dwellings, within modest sized plots. The area displays a relatively uniform appearance in terms of scale, design, and materials, contributing to a cohesive residential street scene.

The site lies within the defined settlement eastern boundary of Royal Wootton Bassett and is accessed via Garraways, a residential road serving the surrounding estate.

The application site is not subject to any specific planning policy constraints such as Conservation Area designation, listed building status, or national landscape designation.

PLANNING HISTORY

Proposal / Summary
N/76/1636/OL - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 5/9/1979 – Appeal allowed by D.O.E. against refusal for residential development of 550 dwellings, together with associated and ancillary features, including a primary school,

public open space, shops, car parking, roads, sewers, stream improvements and a storm water

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping

Royal Wootton Bassett Neighbourhood Development Plan 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 development comprises a single-storey rear extension to a detached dwelling situated within a modern residential area characterised by properties of similar scale, design, and materials. The extension would be located to the rear of the host dwelling and would therefore be largely screened from public vantage points within the street scene. As such, it would not materially affect the character or appearance of the wider area.

In terms of design, the extension is considered to be of an appropriate scale and subservient to the host dwelling, with its modest width and single-storey form ensuring it remains visually ancillary. The use of a flat roof is considered acceptable in this rear context and would not appear incongruous within the surrounding area, where similar domestic extensions are present.

The proposed materials, including matching brickwork and uPVC windows and doors, would ensure the extension integrates satisfactorily with the existing dwelling. The inclusion of a roof lantern and glazed elements to the rear elevation would not detract from the overall design quality and would be consistent with modern domestic extensions.

No objections have been raised by the Town Council in respect of design matters.

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.

Loss of Light / Overshadowing

Given the single-storey nature of the proposed extension, together with its modest height of approximately 3.3 metres and limited width, it is not considered that the development would result in any significant loss of light or unacceptable overshadowing to neighbouring properties. The extension projects to the rear of the dwelling and, due to its scale and positioning, would not give rise to demonstrable harm in terms of daylight or sunlight to adjacent occupiers.

Loss of Privacy

The proposed extension incorporates glazing in the form of bi-fold doors and windows on the rear elevation, which would face into the application site's private rear garden. No side-facing

windows are proposed that would give rise to overlooking of neighbouring properties. As such, the development would not result in any unacceptable loss of privacy.

Overbearing Impact

By virtue of its single-storey scale, flat roof design, and limited projection across the width of the plot, the extension is not considered to result in an overbearing or oppressive form of development when viewed from neighbouring properties. The proposal would remain proportionate to the host dwelling and would not unduly dominate adjoining residential curtilages.

No objections have been raised in relation to residential amenity 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.

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.

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:

Existing and Proposed Plan; DWG No. 01; Received 25 March 2026
Application Form; Received 6 March 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.