

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02335
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Kingsley Avenue, Royal Wootton Bassett, Swindon, SN4 8LF
DESCRIPTION:	Single-storey rear extension and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended on 20 April 2026 for precision purposes; it was not necessary to renotify interested parties.

The application seeks planning permission for a single-storey rear extension together with external alterations. The extension replaces an existing conservatory and has brick walls, a mono-pitched tile roof, and uPVC fenestration; it measures approx. 5.3m wide, 3.5m deep, 2.75m eaves and 3.65m max height. Internally it provides for an open-plan kitchen/diner. External alterations are proposed to side elevation for formation of a doorway.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 21 Kingsley Avenue. It has walls of brick, a gabled tile roof, uPVC fenestration, an attached garage, front driveway and rear garden. Its setting is characterised by the homogenous residential architecture, gently winding road and green spaces of the immediate street scene. It is in the settlement boundary of Royal Wootton Bassett. There are no relevant land-use designations or other constraints.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

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)

Royal Wootton Bassett: Design Guidance and Codes – April 2023

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:

Royal Wootton Bassett Town Council – No objection (05/05/2026).

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.

Design and local character and appearance

CP57 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 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.

The proposed extension is sited discretely to the rear elevation. Nonetheless, the design utilises size, scale, forms, materials and details that would complement the existing building as a subservient supporting addition. Similarly, the associated external alterations would be of no detriment to the architectural integrity of the dwellinghouse.

No objections were made concerning design and visual amenity, and, for the above reasons, the development would not harm the character or appearance of the dwellinghouse or surrounding area. Conditions are recommended to control delivery of the design to an acceptable standard and, subject to which, it would satisfy the expectations of adopted design guidance and the requirements of Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Residential amenity

CP57 (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 dwellings to the application site are 20 and 22 Kingsley Avenue.

The proposed extension has a more solid appearance and greater height than the conservatory that it replaces. It would abut the boundary of the curtilage with No.22 to the south but it would not appear unduly overbearing or cause significant overshadowing. Furthermore, it would not introduce high-level openings from which harmful overlooking would be caused.

The external alterations for formation of a door would open out into a side passage within the curtilage of the site. It would not cause material harm to the amenities of neighbours.

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

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:

Application Form. Materials. Received 10 April 2026.

Location Plan. 1400_02. Received 10 April 2026.

Existing and Proposed Block Plans. 1400_03. Received 10 April 2026.

Proposed Floor Plan and Elevations. 1400_04. Received 10 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.