

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02281
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Wallflower Lane, Great Somerford, Chippenham, SN15 5FF
DEVELOPMENT DESCRIPTION:	Erection of single storey rear extension with sloping roof and rooflights.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension with sloping roof and rooflights. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the building, together with the proposed appearance subject to this application:



(L-R) Existing Rear and Side Elevations



(L-R) Proposed Rear and Side Elevations

The proposed rear extension would enable the creation of an enlarged kitchen and dining room. The extension would not extend across the whole rear façade, retaining existing access to the rear amenity space, with the proposed built form displaying a sloping roof with integrated rooflights. The ridge height of the extension would be positioned just beneath the rear first floor windows above and would align with the end wall of the property. In terms of construction materials, the extension would be constructed from reconstructed yellow buff stone, with grey ceramic roof tiles and UPVC windows and doors. The rear elevation of the extension would include double doors with full height side lights either side and a triple casement window, whilst the side elevations do not feature any fenestration.

SITE DESCRIPTION/CONTEXT

The site known as 10 Wallflower Lane is a modern detached two storey dwellinghouse set within a modern residential development in the village of Great Somerford. The existing building is double fronted with ground floor bay windows incorporated into two storey front gable as opposing ends of the front façade and centrally positioned recessed porch, with the main roof to the property featuring a pitched roof. To the rear, the property has a detached pitched roof single garage with off-street parking fronting the garage on existing hardstanding. Solar panels are in situ on both the front and rear roof slopes. The surrounding area is characterised by further examples of detached and semi-detached dwellings of similar character, appearance and construction materials to the application site.



Existing Front and Rear Elevations (Photos supplied by Applicant)

The application site is subject to the following planning policy constraints:

- Countryside Character Areas – Avon Vales
- Negligible risk from groundwater flooding

PLANNING HISTORY

Proposal / Summary

ENQ/2026/00650 - PD Enquiries Decision - PD Rights Removed Date: 31/3/2026 – Permitted Development Rights Check

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Great Somerford (Including Startley) Neighbourhood Plan 2016-2026:

- No applicable policies

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Great Somerford Parish Council: A consultation was sent to the Parish Council, however no comments have been received.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been 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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF relates to achieving well designed places.

The proposed extension would be situated to the rear of the property, predominantly concealed from public view within the streetscene owing to its positioning and restricted height resulting from its sloping roof form. Given that the extension would be a single storey structure, its built form is not considered to dominate the rear façade and would be proportionate to the main building and its plot, responding positively to the existing building and its setting, whilst not resulting in the loss of rear amenity space.

The scale and design of the proposed extension is considered to be sympathetic to the overall character and appearance of the building and its wider setting, and does not result in unacceptable visual impact. The structure is considered to read as subordinate when viewed in context to the main building, and is not considered to result in an incongruous addition to the building and its setting. Additionally, the proposed ridge height of the roof will not impede or encroach upon the existing viewpoints from the first floor fenestration to the rear of the building. No objections have been raised and the development is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the relevant provisions of the NPPF.

Residential 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 properties in proximity of the application site are 12 Wallflower Lane (to the west), No's 4,6,8 Wallflower Lane (to the east) and 8 and 9 Barley Close to the rear of the site, positioned to the NW.

The proposed extension would be situated adjacent to the boundary with No 12. The built form of the extension would align with the existing end wall of the property and therefore not positioned in closer proximity to No.12, thereby not diminishing the existing spatial relationship between the properties. Noting the positioning of the extension in relation to the boundary, the sloping roof of the extension would effectively reduce the perceived bulk and mass of the structure when viewed from No.12, whilst the separation distance is considered sufficient to

mitigate against any unacceptable resulting overshadowing or sense of enclosure. No fenestration is proposed overlooking the boundary with No.12, thereby not resulting in increased overlooking or loss of privacy.

The extension may be visible to properties 4,6,8 Wallflower Lane and 8-9 Barley Close given the settlement pattern and positioning of the dwellings. Whilst additional fenestration is proposed to the rear façade, this will look inwards within the rear amenity space as opposed to directly overlooking neighbouring boundaries, whilst no fenestration is proposed to the side elevation directly overlooking No's 4, 6 and 8. The existing separation distances between the main dwelling and the aforementioned properties is respected and considered sufficient to mitigate against any unacceptable impact to residential amenity.

Overall, it is not considered that the proposed development would result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties. 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, by virtue of its scale, design and use of materials, is considered to enable a sympathetic and subservient addition that preserves the character and appearance of the main building and its setting. The proposed works are considered proportionate to the existing built form, whilst the use of sympathetic materials enable the development to integrate with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Design Guide and the relevant provisions within 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:

1001 – Location Plan received 07.04.26
1002 – Existing and Proposed Site Plans received 07.04.26
1003 – Existing and Proposed Ground Floor Plans received 07.04.26
1004 – Existing and Proposed First Floor Plans received 07.04.26
1005 – Existing and Proposed Roof Plans received 07.04.26
1006 – Existing and Proposed North Elevations received 07.04.26
1007 – Existing and Proposed East Elevations received 07.04.26
1008 – Existing and Proposed West Elevations received 07.04.26

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