

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02535
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Elms, Barnes Green, Brinkworth, Chippenham, SN15 5AG
DESCRIPTION:	Side extension and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended for conciseness on 5 May 2026 and supporting information and a revised plan were received 26 May 2026 providing commentary on the design and minor changes to external materials respectively. Such minor matters did not necessitate renotifying interested parties.

The application seeks planning permission for a side extension and external alterations to the dwellinghouse. The side extension involves the demolition of existing outbuildings, and it has walls of render, a gabled slate roof, and uPVC fenestration. It measures approx. 6.7m wide, 9.7m deep, 3.25m eaves, 5.3m ridge and the front elevation features a timber canopy 1.3m depth. Its east side roof slope features a box-shaped dormer faced in slate and measuring approx. 9.5m wide and 1.75m tall. The external alterations include alterations and re-covering of the existing roof in slates to tie in with the extension.

SITE DESCRIPTION

The application site is a detached bungalow known as The Elms. It has walls of painted reconstituted stone, a tented interlocking tile roof, uPVC fenestration, a detached garage, and surrounding gardens. Its setting is characterised by the narrow lanes, varied layout and architecture of dwellinghouses, and foliated borders, which combined to provide a rural street scene. It is in the small village of Brinkworth which does not have a defined settlement boundary. Relevant designations and constraints include a public right of way (byway, BRIN54).

PLANNING HISTORY

PL/2024/00674 - Demolition of existing bungalow and replacement with two semi-detached dwellings and associated works (WITHDRAWN 12/03/2024).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 52: Green Infrastructure (CP52)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Brinkworth with Grittenham Neighbourhood Plan – Made July 2025

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

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:

Brinkworth Parish Council – Object, on grounds that the extension is not subservient to the existing building and that a single storey extension would be more appropriate (12/05/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and site notice was displayed on 5 May 2026. 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

Core Policy 57 of the Wiltshire Core Strategy 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.

The Elms is a humble bungalow occupying a centrally located, spacious and foliated plot. It has a rural setting on Shoemaker Lane/Barnes Green where an organic arrangement of winding lanes and dwellinghouses in various styles are prevailing characteristics.

The development considerably increases the massing and bulk of the bungalow with the addition of a one-and-a-half storey side extension. The Parish Council object on grounds that the extension would not be subservient to the existing building. The applicant agrees it is not subservient but asserts that the design is a practical and contextual response to the site itself and its surroundings.

The extension would not appear subservient to the existing bungalow, contrary to the expectations of Appendix D of the Wiltshire Design Guide. Albeit also a considerable increase in footprint, by replacing existing outbuildings it consolidates some existing built form within the plot. The resulting dwellinghouse would appear proportionate and not unduly dominant in its plot, the openness of which provides an attractive focal point in the street scene.

The roof of the extension would not exceed the height of the roof of the main dwellings, although this would be increased in height by a modest sum to allow for insulation. Although the gabled form of the extension roof contrasts with the existing hipped roof, the resulting appearance would be contextually grounded by the surrounding mismatched and projecting gables. The timber-framed canopy would provide some visual interest.

The roof of the extension would be adorned with a wide box-shaped dormer on its east side slope. However, Appendix D of the Wiltshire Design Guide expects “[t]he design of any dormer windows should reflect the style, proportion materials and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area”.

The dormer would visually contrast with the gabled roof form, but it would be faced in materials to blend with the roof surface. The dormer faces onto the recreational green, around which various dormers appear in the roofscape. Similarly, around Barnes Green, there are a mix of dormers, some particularly unusual. Thus, the dormer is contextually compatible and not detrimental to the character of the surrounding area.

The alterations to the roof of the existing bungalow would maintain its height and part of its hipped roof. While interlocking tiles are the prevailing roof material, a slate roof

covering would support the extension's integration with the existing bungalow while complementing its immediate neighbours¹.

While due regard is given to Parish Council's objection, for the above reasons the development would not harm the character or appearance of the surrounding area. While it does not wholly satisfy the expectations of adopted design guidance, subject to conditions to control delivery of the design to an acceptable standard, it would deliver the requirements of CP57 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy 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 neighbouring dwellings most likely to be sensitive to the development are Shoemakers Cottage, Shoemakers House, Virginia Cottage and August Cottage.

The existing bungalow is not positioned centrally within its plot, rather it is in proximity of the boundary of the curtilage with Virginia and August Cottages.

The development would increase the massing and bulk of the bungalow; however, it would not appear unduly overbearing to neighbours having regard to their plot sizes and separation from sensitive areas.

A first-floor window is introduced in the gable apex of the south front elevation and would direct views towards Shoemakers Cottage. However, views would be partially restricted by the canopy, and the distance and local circumstances would no unacceptable loss of enjoyment of outdoor amenity spaces.

The proposed dormer on east side elevation would direct views over the recreational green. Angled views would be possible towards the front elevation of Shoemaker House, which would not be detrimental to the privacy they enjoy.

No openings are proposed at first floor on the rear elevation, however, were any to be inserted in future, they would directly overlook outdoor amenity spaces to Virginia and

¹ qv The Cottage and Virginia Cottage/August Cottage

August Cottage with negligible buffer. Accordingly, a condition is recommended to restrict the later insertion of first-floor openings in the interest of residential amenity and privacy.

For the above reasons, and subject to relevant conditions, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development would increase the bedroom quantum on site from two to three, but it is demonstrated that parked vehicles can be accommodated in accordance with adopted parking standards. Furthermore, the public byway would not be materially affected by the development. Accordingly, there would be no unacceptable harm to highway safety.

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 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 it. 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:

Block and Location Plan. 26-002 v1 PL01. Received 20 April 2026.

Block Plan – As Proposed. 26-002 v1 PL10. Received 20 April 2026.

Floor Plans – As Proposed. 26-002 v1 PL11. Received 20 April 2026.

Roof Plan – As Proposed. 26-002 v1 PL12. Received 20 April 2026.

Elevations – As Proposed. 26-002 v1 PL13A. Received 26 May 2026.

Proposed Finishes. 26-002 v1. Received 1 June 2026.

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

3. Notwithstanding the approved plans, the slate to be used in the external surfaces of the development hereby permitted shall be of the type stated in the approved details "Proposed Finishes, no. 26-002 v1" received 1 June 2026. All other materials to be used in the construction of the external surfaces of the development shall be as stated in the approved plans.

REASON: Although the proposed elevations refer to the use of imitation slate, later details and discussions confirmed an intention to use natural slate which is a higher quality material. This condition is necessary for the avoidance of doubt and in the interest of the visual amenity of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows or other form of opening, other than those shown on the approved plans, shall be inserted above ground floor ceiling level on the north (rear) elevation of the development hereby permitted.

REASON: To enable the Local Planning Authority to determine on their merits whether planning permission should be granted for additional openings, in the interests of residential amenity and privacy.

Informatives to Applicant:

1. The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way BRIN54 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

The applicant should also note that no construction / demolition vehicle access may be taken along BRIN54 without prior consultation with the Rights of way Countryside Access Officer (CAO). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.