

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02685
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Bishopsfield, Cricklade, Swindon, SN6 6BS
DEVELOPMENT DESCRIPTION:	Single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey flat roof extension following the removal of an existing conservatory. Plans show the extension to be approximately 3.4m deep by 6m wide. Chosen materials include brickwork to match with UPVC windows and doors.

SITE DESCRIPTION/CONTEXT

The site is located within an established residential development, at the entrance to a cul-de-sac, on a corner plot adjacent to the entrance of the estate from the B4040.

The site is located within the framework settlement for Cricklade and is within the North Meadow SAC 4200m recreational buffer and is not subject to any other heritage or ecological constraints

PLANNING HISTORY

Proposal / Summary
N/88/00954/FUL - Full planning permission Decision - Approved Date: 22/6/1988 – [6 UND FLOOR REAR EXTENSION TO DWELLING
N/02/00267/FUL - Full planning permission Decision - Approve with Conditions Date: 20/3/2002 – EXTENSIONS AND ALTERATIONS TO DWELLING

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Cricklade Neighbourhood Plan 2026

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

Parish/Town Council: No comments received.

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 extension replaces an existing conservatory across the back of the dwelling. Measuring 3.4m deep by 6m wide the flat roof form of the extension is well screened from public view and is of materials to match the existing dwelling.

The proposal is considered acceptable in design terms having regard to the existing dwelling and surrounding properties and the scale is considered appropriate to the existing dwelling.

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.

The property is detached and the proposed extension replaces an existing conservatory. The side wall is solid therefore there are no openings towards the neighbour's property, the openings all facing into the garden. The height to eaves is 2.7m which is higher than the eaves on the existing conservatory however the extension is the same depth and the overall height is lower than existing.

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:

Location plan, block plan, existing and proposed elevations and floor plans Dwg 01

Received 27.04.26

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