

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

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| <b>APPLICATION REFERENCE:</b>   | PL/2026/01907                                                            |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                          |
| <b>SITE ADDRESS:</b>            | The Farthings, 8 Barnes Green, Brinkworth,<br>Chippenham, SN15 5AG       |
| <b>DEVELOPMENT DESCRIPTION:</b> | 2 Velux Windows Into Loft Roof Space For Storage<br>Room (Retrospective) |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                               |

## PROPOSAL

The proposal seeks planning permission for the insertion of two roof light windows within the roofscape of this single storey dwelling. One roof light is proposed within each roof slope on the northern and southern sides and located towards the rear (east) of the dwelling.

It is noted that the development has already been undertaken and therefore the proposal is retrospective in nature.

## SITE DESCRIPTION/CONTEXT

The application site comprises a single-storey dwelling with private amenity space set within the village of Brinkworth. The property has its main gable end fronting the highway and benefits from vehicle access and adjoining garage on the southern side of the site. To either side of the site are single-storey properties with a wider range of properties within the vicinity.

While the village of Brinkworth is designated as a Small Village within the Wiltshire Core Strategy, the property is set firmly within the built form of the village.

There are no other known constraints on or nearby this site.

## PLANNING HISTORY

There is no planning history on the site or on adjacent site which is considered to impact upon the determination of the current proposal.

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 61: Transport and New Development

Brinkworth with Grittenham Neighbourhood Plan: Made July 2025

Overarching Vision: Development will be limited and sustainable, driven by the needs of residents to meet appropriate local housing opportunities.

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**

Brinkworth Parish Council: No objection, but request change to opaque glass to protect neighbour privacy.

**REPRESENTATIONS**

Two letters of representation were received in relation to the proposal.

Main Reason for Objection

- Glass should be obscure to protect neighbouring privacy
- Overlooking and loss of privacy.

**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.

In terms of the potential impact upon the character of the site and setting, there would be very limited views of the proposed windows from the street scene. The overall bulk and scale of the property would not change and windows such as this are a common installation in domestic roof slopes. The limited size of the openings are considered acceptable in terms of design and a condition to ensure that they are retained in accordance with the submitted plans can be appended to any Decision Notice.

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 key issue is the potential for overlooking and loss of privacy from both these windows on adjacent neighbouring occupiers and their private amenity spaces as they are located towards the rear (east) of the roof slope. It is also noted that neighbouring occupiers have made representation on this matter.

The roof light windows would serve a loft room, which may have the capability of providing for additional habitable accommodation albeit the plans indicate that the space would be served by a loft hatch and ladder. With their height and positioning at this eastern end of the roof, there is potential for direct overlooking into neighbouring gardens and into habitable rooms of neighbouring dwellings.

However, whilst clear glazed windows would provide for an unobstructed view, the use of opaque glass would still provide for sufficient light to this loft room, but restrict overlooking and ensure a sense of privacy.

As the windows have already been installed, it is considered appropriate and necessary that a condition is appended to any grant of permission that opaque glazing is installed within 3 months of any grant of permission. Such a condition is considered to meet the statutory tests by being necessary, enforceable and reasonable.

### 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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

### **CONCLUSION**

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. By the inclusion of opaque glazing, which can be controlled by a planning conditions, 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 carried out in accordance with the following approved plans and documents, all received on 06 January 2026;
  - Application Form. Received on 20 March 2026
  - Location Plan. Received on 14 April 2026
  - Site Plan. Received on 15 April 2026
  - Sheet 1 of 2. Existing Plans and Elevations. Received on 20 April 2026
  - Sheet 2 of 2. Proposed Plans and Elevations. Received on 20 April 2026

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

2. The materials to be used and retained in the construction of the external surfaces of the development hereby permitted shall be as stated on the plans hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

3. Notwithstanding the details hereby approved, within three (3) months of the date of this permission, the two roof light windows, hereby approved shall be reglazed with opaque glazing only to an obscurity level of no less than Level 3 and this glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity and privacy.