

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02306
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Gables, Nettleton Shrub, Nettleton, Chippenham, SN14 7NN
DEVELOPMENT DESCRIPTION:	Eco-refurbishment and extension to a detached house
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

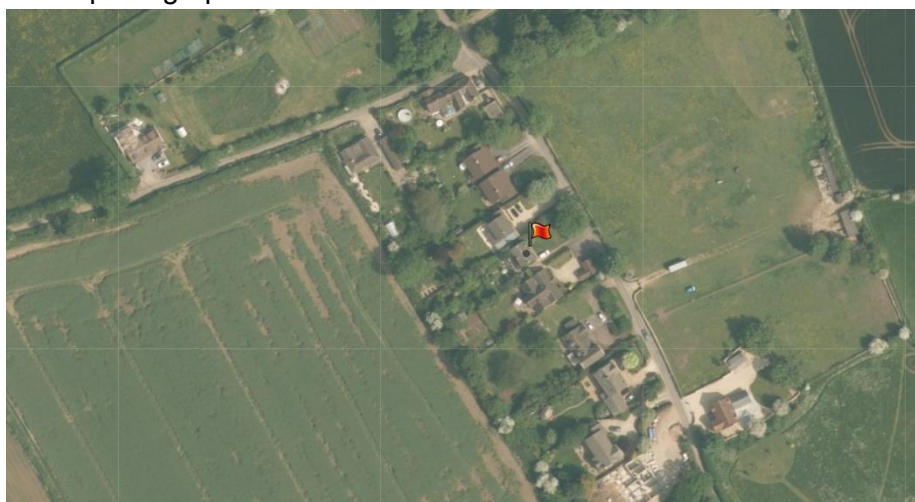
The application seeks planning permission for the erection of a single storey rear extension, installation of solar panels, and erection of an oak framed porch. The porch would be an “open” structure with a footprint of c1.1 x 2.3m.

The proposed rear extension would extend approximately 3.2 metres from the rear elevation of the dwelling and span approximately 9 metres across the full width of the property. The extension would facilitate the creation of a larger open-plan kitchen and dining area, allowing for internal reconfiguration of the existing ground floor to provide a utility room and home office. The extension would be finished in render (K Rend Antique White) with a grey single ply membrane roof, with approximate eaves and ridge heights of 2.9 metres and 3.65 metres respectively.

The proposal also includes the installation of 11 solar panels on the rear (south-west facing) roof slope of the existing dwelling. The plans also show an air source heat pump (ASHP) on the south east (side) elevation of the dwelling, although no details of this have been provided.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached dwelling set approximately 24 metres back from the highway on the south-west side of the road within Nettleton Shrub and indicated with a red flag on the aerial photograph below.



The surrounding area is characterised by detached residential properties set within relatively spacious plots, with a varied mix of architectural styles and ages, and no strong prevailing built form or architectural vernacular.

Below: existing dwelling indicated by red arrow



The host dwelling is constructed of coursed stone-effect blockwork with a slate roof. The site benefits from a substantial rear garden, extending approximately 39 metres in depth, beyond which lie open fields. The rear boundary is well screened by established trees and vegetation.

The site is located within the Cotswold National Landscape but lies outside of any Conservation Area, and there are no listed buildings within the immediate vicinity.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

There is no made Nettleton Neighbourhood Plan at the time of writing.

CONSULTATION RESPONSES

Nettleton Parish Council: Support.

"The Parish council discussed the application and agreed to Support it."

REPRESENTATIONS

The application was publicised by direct neighbour letter. No comments had been received at the time of writing.

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.

National Landscape

The site lies within the Cotswold National Landscape, where great weight is afforded to conserving and enhancing landscape and scenic beauty.

In this case, the proposed development is confined to the rear of the dwelling and would not be readily visible from the public realm due to its set-back distance from the highway (approximately 24 metres) and the presence of intervening built form. Furthermore, the depth of the rear garden (approximately 39 metres) and existing boundary vegetation provide a high degree of screening in longer-range views from the open countryside beyond.

The solar panels would be installed on the rear roof slope and would not be prominent in wider public views.

Given the modest scale of the extension and its limited visibility, it is considered that the proposal would not result in harm to the scenic beauty or special qualities of the Cotswold National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Design and Impact upon the character and context of the area

The proposed rear extension spans the full width of the dwelling but remains relatively modest in depth (approximately 3.2 metres) and height, with an eaves height of approximately 2.9 metres and ridge height of approximately 3.65 metres.

Given its position to the rear of the property and the absence of a strong, consistent architectural character within the surrounding area, the extension is not considered to appear incongruous or overly dominant within the context of the site or wider street scene.

The use of render and contemporary materials, including triple glazed uPVC windows, represents a change from the existing dwelling; however, these alterations are confined to the rear elevation and would not be readily visible from public vantage points. The porch is modest, and due to the set back of the dwelling from the highway would not be a prominent feature in the street scene.

On this basis, the proposal is considered to respect the character and appearance of the area and 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 extension is single storey and located to the rear of the dwelling, with a depth of approximately 3.2 metres.

Given the scale of the proposal, its position within a relatively generous plot, and the separation distances to neighbouring properties and existing boundary treatment, it is not considered that the development would result in any unacceptable overbearing impact, loss of light, or overshadowing to neighbouring occupiers.

The proposal does not introduce any new first-floor windows or overlooking opportunities, and therefore would not result in any material loss of privacy.

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.

PLANNING BALANCE AND CONCLUSION

The proposed development has been assessed against the relevant policies of the Development Plan, in particular Core Policies 57 and 51 of the Wiltshire Core Strategy, alongside the guidance contained within the NPPF and the Wiltshire Design Guide.

The development comprises a modest single storey rear extension, associated alterations and the installation of solar panels. By virtue of its scale, siting and design, the proposal is considered to integrate appropriately with the host dwelling and would not result in harm to the character or appearance of the area. In addition, the development would not adversely affect the amenities of neighbouring occupiers, having regard to its single storey nature, separation distances and position within a generous plot.

The site lies within the Cotswold National Landscape; however, the development is confined to the rear of the property and would be limited in visibility from the public realm and wider landscape. As such, it is not considered that the proposal would harm the scenic beauty or special qualities of the National Landscape, in accordance with Core Policy 51 of the Wiltshire Core Strategy and the NPPF.

The proposal also incorporates the installation of solar panels on the rear roof slope of the dwelling. This represents a positive contribution towards the use of on-site renewable energy and supports the wider objective of reducing carbon emissions, which is afforded moderate weight as a material planning consideration.

Taking all matters into account, the proposal is considered to represent sustainable development and complies with the relevant policies of the Development Plan. There are no material considerations which would indicate that planning permission should be withheld. Planning permission is therefore recommended for approval, subject to conditions.

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:

Existing Elevations, Floor Plans, Block Plan and Location Plan (1)_001 B received 17 April 2026

Proposed Elevations, Floor Plans and Block Plan (3)_001 C received 17 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 be as specified on the approved drawings and application form.

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

Informative:

The plans indicate the potential installation of an air source heat pump on the south-east elevation. The acceptability of this element has not been formally assessed as part of this application, as insufficient details have been provided. The applicant is advised to satisfy themselves that any such installation can be undertaken in accordance with permitted development rights, or to seek separate planning permission where required.