

2nd June 2026

Our Ref: SWLC.LPC6301

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

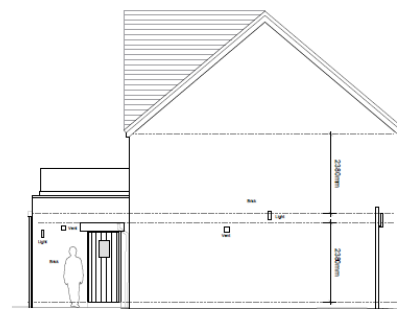
Town and Country Planning Act 1990
Extension to dwelling –
The Fields, Broad Town Road, Broad Town, Swindon, SN4 7RB

As your records will confirm my client has recently confirmed the lawful exercise of his permitted development rights pursuant to Part 1, Class AA of the Town and Country Planning (General permitted Development) (England) Order 2015 (as amended), by application reference PL/2026/01079.

Details of the changes approved are inserted below, and I am advised that my client is scheduled to begin these works shortly, stripping off the roof and creating the increase shell making good an existing fault to the existing roof etc.



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It is the purpose of the enclosed householder application to allow the house's additional alterations, alongside those already approved. In simple terms it is proposed to build over the full width of the house, including that area, which is not part of the original, and thus excluded from the scope of Class AA. The additional works proposed to complete the singular two storey transformation are shown by the annotated plans below, replacing the wrap around flat roofed addition to the rear mirroring and projecting out the existing rear gable. The front elevation is broken up with a narrow and lower gabled projection



As indicated above my client wishes to replace the existing roof regardless as it is understood to have failed. The enclosed application therefore merely takes advantage of the necessary works to achieve the singular set of changes. Notwithstanding that the Class AA works are intended in isolation to address, in part, the necessary repairs, the approval provides a material fallback that supports the householder scale of changes proposed, in addition to the sanctioned permitted development tolerance.

The additional works are visually modest and merely raise the side extension and employ a stepped down ridge to articulate the visual subsidiary change in the roof and thus reinforce the evolved nature of the addition to the core and balanced two storey part of the building. The rear build out fully reflects the pitch and form of the existing rear gabled projection (with a subsidiary stepped down ridge) and although it now pushes out beyond the rear wall the dimensions are within a detached house's typical permitted development tolerances for extensions and are of course positioned to the rear of the building where there is no obvious public change.

In addition to the altered built form the opportunity has also been taken to rearrange the dwelling's layout internally. A new porched entrance is created on the northern side of the building, which more logically reflects the way the house is approached from the garaging and parking present to that side of the drive. The porch itself is of a scale that in and of itself it reflects a potential permitted alteration.

The materials reflect those already approved and can of course be simply conditioned to match.

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. Moreover of course the new raised roof has already been approved.

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

The National Planning Policy Framework (NPPF)
The Planning Practice Guidance

National Design

The key issues arising in respect of the framework outlined above are as follows.

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

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)

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.

Overall, the proposed works are not considered to result in unacceptable visual impact. The proposed side built up would present as a subservient addition to the main dwelling in the roadside view and in all other regards the rear extensions sit largely within the established built envelope screened from public view.

The property has a large and open garden setting, so the proposal is not considered to result in a cramped or overdeveloped appearance. The use of matching materials to the main dwelling enables the proposal to be a sympathetic addition which aligns with its existing character and appearance.

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.

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 NPPF, particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The property is not in close proximity to any nearby neighbours and will thus have no physical impacts on the area's prevailing residential amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The NPPF, particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The application results in a large three bedroomed detached dwelling served with an existing road access to the front and garaging to the north as well as a large area of hardstanding in front of the house too so that there is ample off street parking and space to ensure the site is always accessed and egressed in a forward gear.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision are provided in accordance with

Wiltshire's adopted parking standards, and the unchanged access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

I trust the above comments are sufficient to ensure the grant of permission as sought, however, if you have any questions to ensure this support, please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr J Reynolds