

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01755
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	128 The Street, Broughton Gifford, Melksham, SN12 8PH
DEVELOPMENT DESCRIPTION:	Loft conversion and dormer
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed loft conversion with associated dormer window. The application is submitted using Householder application forms.

During the course of the application, it became apparent that the site notice publicising the application had not been displayed at the application site. This was rectified with the re-issuing and erection of the replacement site notice, with the full 21 days consultation period allowed.

The extracts below demonstrate the existing appearance of the building, together with the proposed appearance subject to this application:



The proposed loft conversion would facilitate the creation of 2 additional bedrooms on the upper floor, increasing the property from a 2 to a 4 bed roomed dwelling, without any overall increase in physical footprint to the building. Internally to the ground floor, a proposed staircase would be created towards the rear of the property, created from internally reconfiguring the ground floor hallway and partition walls.

Externally, the loft conversion would be supported by the addition of a single dormer window to the front roof slope, whilst the rear roof slope would see the addition of 4 rooflights. Externally, the proposed front dormer would be finished in matching roof tiles to the main roof. In addition, the window and door arrange would change cross the rear façade, with the removal of two existing doors and insertion of an additional single casement window.

SITE DESCRIPTION/CONTEXT

The application site known as 128 The Street is a detached bungalow located within the village of Broughton Gifford. The property occupies a corner plot where The Street meets the no-through road leading to the Old Sawmills Industrial Estate. Additionally, the property is located within the Broughton Gifford Conservation Area. The property benefits from both a front and rear garden, with the front garden bound with a low-level stone boundary wall, whilst a detached garage is positioned recessed from the front elevation of the building, with off-road parking fronting the garage. The main building features a pitched roof with forward projecting front gable and centrally positioned chimney, with construction materials noted as stone to the principal elevation with reconstituted stone to the rear, tiled roof and UPVC windows and doors. The surrounding area is characterised by a variety of detached and semi-detached buildings, predominantly constructed from stone or Cotswolds stone.



(L-R) Front and Rear Elevations

The application site is subject to the following planning policy constraints:

- Broughton Gifford Conservation Area
- Countryside Character Area – Avon Vales
- Negligible Risk of Ground Water Flooding and in Flood Zone 1

There are no listed buildings in the immediate vicinity – the nearest being over 120m west of the site.

PLANNING HISTORY – None relating to this property

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Broughton Gifford Neighbourhood Plan: Status - undesignated at the time of determining this application

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area and impact on the Broughton Gifford Conservation Area
- Residential Amenity
- Highways and Parking

CONSULTATION RESPONSES

Broughton Gifford Parish Council: No comments received.

Wiltshire Council Highways: No objection –

The proposal will increase the property from a 2 to a 4 bed dwelling and as such 3 off street parking spaces are required to meet Wiltshire's current parking standards. Four spaces are shown and this arrangement is existing which is adequate. I raise no highway objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, however 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 and impact on the Broughton Gifford Conservation Area

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

Section 12 of the NPPF relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

The overall footprint of the property would remain unchanged, with the additional floorspace created by the proposed utilisation of the existing loft space to create the additional bedrooms. Externally, the introduction of the front dormer would be positioned beneath the ridgeline of the roof, respecting its overall built form and height. The appearance of the dormer is not considered to appear alien or unsympathetic to the overall built form and appearance of the dwelling, nor is it considered a dominant or incongruous feature on the front façade, given its modest scale. Furthermore, the utilisation of matching roof tiles to the dormer will help the dormer to align with the existing character and appearance of the main building.

The property is recessed within its plot, helping to further mitigate against any unacceptable visual impact resulting from the proposed works. The proposal across the rear façade centres around the introduction of 4 rear rooflights, integrated within the existing rear roofslope, which are not considered to result in a cramped or overly glazed appearance across the rear façade.

Impact on the Broughton Gifford Conservation Area

The property is fully situated within the Broughton Gifford Conservation Area. Its position is recessed within its plot, however it is located on a somewhat prominent location within this vicinity due to the relatively open setting. The main visible works to the principal elevation would be the proposed front dormer, with the rear of the building partially screened from public view due to the current boundary treatments (a stone boundary side wall and established planting and landscaping). Whilst the dormer window will be visible on the front façade, it is not considered to be a visually obtrusive feature to the dwelling, given its modest scale and form. Given it is a single dormer window positioned appropriately on the front roof slope, it is not considered to result in an overdeveloped appearance, with the proposed materials aligning with the overall character and appearance of both the main building and the surrounding area. The window is smaller than the ground floor windows, maintaining an appropriate “hierarchy”.

The proposed works are solely contained within the residential curtilage and whilst the principal elevation is visible from the main road (albeit set back by some distance), the proposed works are considered to preserve the character and appearance of the Conservation Area overall, and would result in no more than a very low level of less than substantial harm to its significance.

Conclusion

Overall, the proposal, by virtue of its scale, design and use of materials, is considered to preserve the character and appearance of the Conservation Area. The scale and design of the loft conversion with dormer window and rear rooflights is considered to be sympathetic to the overall character and appearance of the building and its wider setting, and does not result in unacceptable visual impact. The size and positioning of the front dormer is proportionate to the main building and its plot and responds positively to the existing building and its setting, and is not considered to result in an incongruous or visually obtrusive addition to the building. No objections have been raised and the development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Wiltshire Design Guide and the relevant provisions of the NPPF.

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 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 properties in proximity to the application site are 130 The Street (to the east), 25A The Street (to the south) and 49 Newleaze Park (to the north/rear of the site). Additionally, 126 The Street is situated to the west, separated by the road leading to the Old Sawmills Industrial Estate.

The proposal does not seek to enlarge or extend the existing footprint of the building, thereby not reducing the existing separation distances and maintaining the established spatial relationship between the properties. The proposed dormer window will be visible to No's 130 and 25A due to its positioning to the front façade and introduce additional fenestration, however this will not be directly overlooking No.130 with mainly the side profile of the dormer being visible. The position of the dormer is not considered to result in loss of light or overshadowing to No.130, especially given the principal elevation of No.130 looks west towards to the application site.

No.25A is positioned opposite the application site, divided by the intervening road. It is positioned at a slight angle within its plot, with its positioning slightly staggered to that of the application site. No. 25A is also a single storey dwelling which is also recessed within its plot but occupies a marginally elevated position in comparison to the application site. It features a large gable without any fenestration which overlooks the road. The proposed dormer window, due to its positioning on the front rear slope, would predominantly face towards the blank gable as opposed to directly overlooking ground floor windows serving No. 25A.

With regards to No.49, the rear rooflights also introduce additional fenestration across the rear roofslope. However, the existing boundary to the application site features large, established trees and timber fencing which will enable a degree of screening to the rear elevation from No. 49. The proposed works do not include raising the roof of the main building and the rooflights would sit flush within the rear roofslope, with limited and relatively oblique views to the rear and across to neighbouring boundaries. Notably, the separation distances of about 21m already afforded between the application site and No.49 would remain, thereby mitigating against any resulting unacceptable overlooking or overbearing effects.

Overall, it is not considered that the proposed development would result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties, with the existing separation distances considered sufficient to mitigate against any unacceptable overlooking or overbearing effects. 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 National Planning Policy Framework (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 creation of the loft conversion would enable 2 additional bedrooms within the dwelling, to increase from 2 to 4 bedrooms. To accord with the Wiltshire Council Car Parking Standards, a 4 bedroom dwelling is required to demonstrate 3 off-road car parking spaces.

Currently the property benefits from both a single detached garage to the side of the dwelling, as well as sufficient parking for at least 4 vehicles fronting the garage within the residential curtilage, as demonstrated on the proposed site plan. The property already has a dropped kerb in situ serving the property and no alterations are proposed to the existing access arrangements. Wiltshire Council Highways have not objected to the proposal, confirming that the current arrangement and parking provision is adequate.

Therefore overall, it is considered that the proposed development would not result in any adverse impact on highway safety, and adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and 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.

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, by virtue of its scale, design and use of materials, is considered sympathetic and proportionate to the existing built form, preserving the character and appearance of the main building and its setting, whilst the use of sympathetic materials enable the development to integrate with the overall character and appearance of the building and surrounding area. This results in a very low level of less than substantial harm to the Conservation Area, which is outweighed by the overall design quality and compliance with policy. Furthermore there would not be an unacceptable loss of light, any increased overlooking, overshadowing or overbearing effects to the neighbouring properties. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core

Strategy, the Wiltshire Design Guide, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions within 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:

Drawing No. 01 - Location Plan, Existing and Proposed Floor Plans and Elevation received 09.04.26

Drawing No. 02 - Proposed First Floor Plan and Section received 08.04.26

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 match in material, colour and texture to those used in the existing building.

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