

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

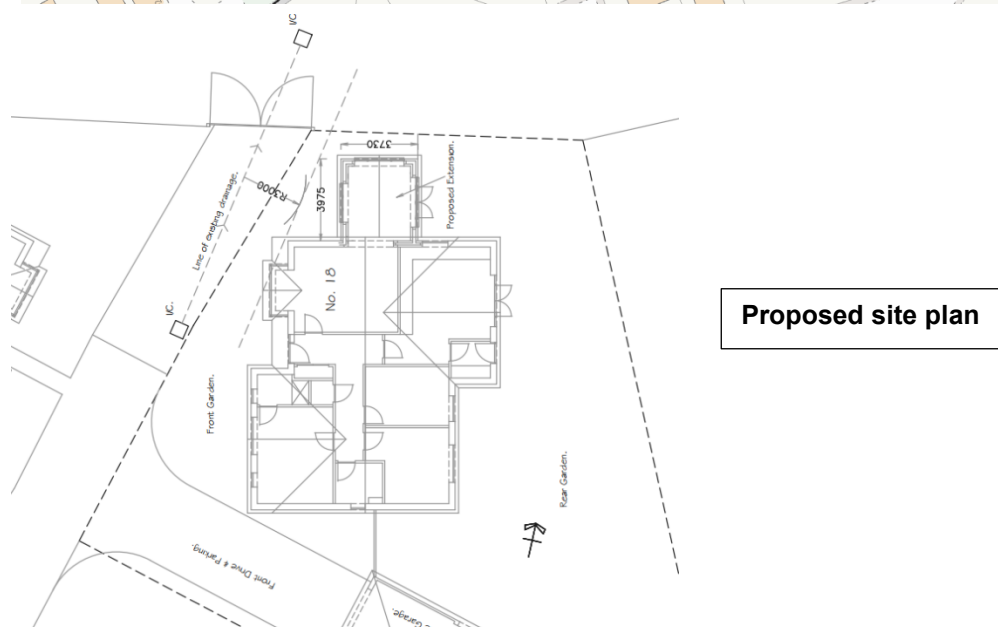
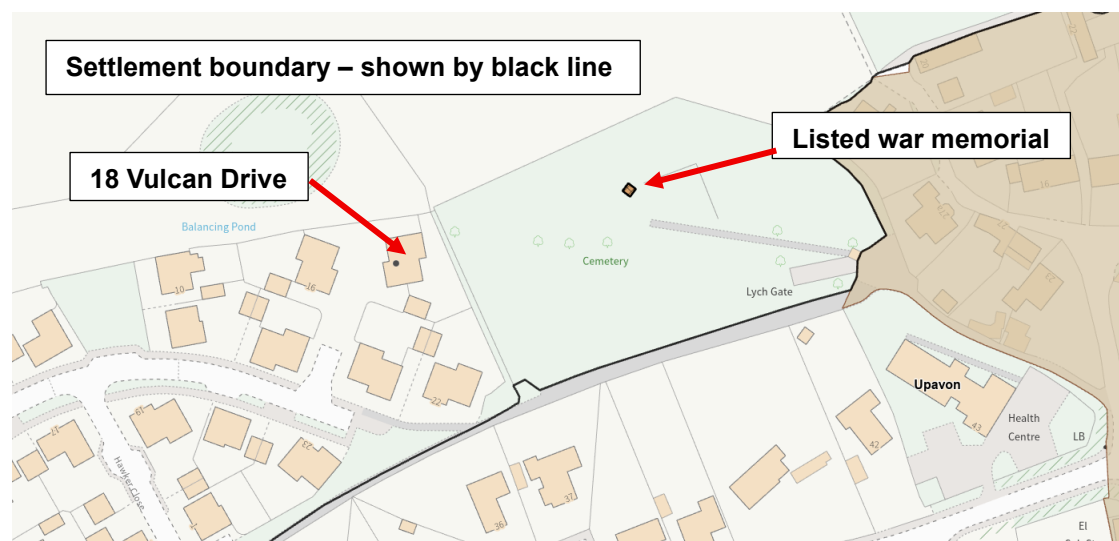
APPLICATION REFERENCE:	PL/2026/02821
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Vulcan Drive, Upavon, Pewsey, SN9 6FE
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey pitched roof side extension on the north facing elevation. This is to provide additional living space connected to the lounge.

SITE DESCRIPTION/CONTEXT

The site comprises a detached bungalow located at the end of Vulcan Drive, a cul-de-sac. It lies just outside the defined settlement boundary of the Large Village of Upavon, as set out in Core Policies 1, 2 and 18 of the Wiltshire Core Strategy. However, it is recognised that this is because the settlement boundary predates the 2018 and 2019 planning permissions which facilitated the development of Vulcan Drive.





PLANNING HISTORY

Proposal / Summary
14/04237/OUT - Outline Planning Decision - Approve with Conditions Date: 20/12/2016 – Change of use from existing agricultural land, including former chicken farm, demolition of existing bungalow and outline permission for the erection of up to 45 dwellings, landscaping, access and associated works
18/07227/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 26/2/2019 – Variation of conditions 2, 5, 14 of Outline Permission 14/04237/OUT to allow for insertion of layout plan as a reserved matter and to exclude the works of demolition as a trigger for the commencement of the development. Removal of condition 15 due to the
18/07970/FUL - Full planning permission Decision - Approve with Conditions Date: 26/2/2019 – Formation of two drainage basins with landscaping and creation of shared foot / cycle way pursuant to development approved under 14/04237/OUT
19/02839/REM - Reserved Matters Decision - Approve with Conditions Date: 26/11/2019 – Approval of the Scale, Appearance, Layout and Landscaping for the 'Change of use from existing agricultural land, including former chicken farm, demolition of existing bungalow and outline permission for the erection of up to 45 dwellings, landscaping, ac

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 18: Pewsey Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

S/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Upavon Parish Council: No response received.

Archaeology: No comment – with the following text received:

'No comment.'

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 on the character and context of the area

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development achieves a high standard of design, responding positively to local context, character and distinctiveness. Proposals should demonstrate good proportions, appropriate scale, and integrate effectively with their surroundings.

Whilst the proposal takes the form of a side extension, it does project from what is effectively the principal elevation of the dwelling. As such, it has the potential to influence the character and appearance of both the host dwelling and the wider street scene. It is therefore necessary to consider the proposal in the context of its specific siting and visual prominence.

The application site occupies a position at the northern end of the Vulcan Drive cul-de-sac. The dwelling is angled within its plot and set in such a way that the proposed extension would be largely screened by the main bulk of the existing building when viewed from the street. In addition, the extension does not project beyond the forward-most part of the principal elevation. As a result, it would not appear unduly prominent or visually intrusive within the street scene. These factors significantly reduce the perceived impact of the development, notwithstanding its location on the principal elevation.

Consideration has also been given to views of the development from the surrounding area, in particular from land to the north which affords the most open outlook towards the site. This land forms part of the wider landscape masterplan approved under application 19/02839/REM, incorporating balancing ponds and structural planting. Whilst this area allows for more direct views of the proposal, it is not publicly accessible via a formal route such as a Public Right of Way, and therefore such views would be limited in practice. The nearest Public Right of Way (UPAV7) lies approximately 70 metres to the north-west. At this distance, the proposed extension would be read in the context of the existing dwelling and would not appear as a visually discordant or standalone feature. Consequently, the proposal would not result in harm to the character or appearance of the area when viewed from the wider landscape.

In terms of detailed design, the extension has been appropriately conceived to appear as a subservient addition. The proposed pitched roof reflects the prevailing roof form of the host dwelling, which incorporates pitched elements and gable features on the front elevation. The ridge height of the extension would sit comfortably below that of the main dwelling, whilst the eaves align appropriately, reinforcing its subordinate appearance. The use of matching materials, including brickwork, roof tiles and fenestration detailing, would ensure a cohesive and integrated finish that respects the character of the existing property.

Taken together, the siting, scale, form and materiality of the extension would result in a well-proportioned and sympathetic addition that preserves the character and appearance of both the host dwelling and the surrounding area. The proposal therefore accords with the design principles of Core Policy 57 of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable harm to the amenities of neighbouring occupiers. The National

Planning Policy Framework (NPPF), in particular paragraph 135(f), similarly emphasises that planning decisions should secure a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on neighbouring residential amenity, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The application property is located at the end of a cul-de-sac and benefits from a relatively spacious plot with its northern side, where the extension is proposed, not directly adjoining neighbouring dwellings. This positioning significantly reduces the potential for adverse amenity impacts.

In respect of outlook and overbearing presence, the extension would be single storey in scale and modest in overall proportions relative to the host dwelling. Given its siting to the north of the existing property and separation from neighbouring dwellings, it would not appear unduly dominant or oppressive when viewed from any adjacent residential curtilage.

With regard to loss of light and overshadowing, the orientation and positioning of the extension are such that any additional built form would not materially affect the availability of natural light to neighbouring habitable rooms or private amenity spaces. The absence of immediately adjoining properties to the north further limits any realistic potential for harm in this regard. In terms of privacy, the proposal does not introduce any new openings that would give rise to overlooking of neighbouring properties. As such, there would be no material loss of privacy.

Taking the above into account, the proposal would not give rise to any significant adverse effects on the residential amenity of neighbouring occupiers. The development is therefore considered to comply with the requirements of Core Policy 57 (vii) of the Wiltshire Core Strategy and the guidance set out in Appendix D of the Wiltshire Design Guide.

Heritage and Archaeology

Core Policy 58 of the Wiltshire Core Strategy seeks to protect, conserve and, where possible, enhance the historic environment. It requires that development proposals preserve the significance of heritage assets, including their setting, taking into account the scale, form, siting and cumulative impacts of development. This policy aligns with the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to have special regard to the desirability of preserving the setting of listed buildings.

Wiltshire Council's Archaeology Service was consulted on the application, as the site lies within mapped areas associated with historic ridge and furrow earthworks. In addition, a Grade II listed war memorial is located within the cemetery to the east of the site, and therefore consideration must be given to whether the proposal would affect its setting.

In their consultation response, the Council's Archaeology Service raised no objection to the proposal and provided no comments, indicating there are no identified archaeological constraints arising from the development.

In terms of potential impacts on designated heritage assets, the proposed extension is modest in scale, domestic in nature, and positioned approximately 60 metres from the listed war memorial. Due to this separation distance, together with the presence of intervening development associated with the existing dwelling and the surrounding residential context of Vulcan Drive, the proposal would not materially alter or detract from the setting of the listed asset. The extension would be read as part of the established built form and would not introduce any harmful visual intrusion or change to the asset's significance.

Having regard to the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority considers that the proposal would preserve the setting of the Grade II listed war memorial and give rise to no harm to its significance.

Accordingly, the proposal is considered to comply with Core Policy 58 of the Wiltshire Core Strategy and relevant national policy.

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 or heritage.

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:

- Application form – date received: 01/05/2026
- Location plan – date received: 01/05/2026
- Existing and proposed elevations and floor plans – ref (01/ANDREWS-UPAVON/26-A) – date received: 16/06/2026
- Existing and proposed site plans – ref (02/ANDREWS-UPAVON/26) – date received: 01/05/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.