

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02941
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 Whitehill Lane, Royal Wootton Bassett, Swindon, SN4 7SB
DESCRIPTION:	Two-storey side extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were submitted on 1 and 2 June 2026 following feedback from the Local Planning Authority regarding the design of the extension. The revisions relate to a material reduction in the scale of development and, accordingly, it was not necessary to renotify interested parties. Furthermore, the revised plans were received during the consultation period within which interested parties had the opportunity to review them.

The application seeks planning permission for a two-storey side extension. It has walls of brickwork, gabled slate roofs, uPVC fenestration, and it measures approx. 4.5m wide, 6.55m deep, 5.15m eaves and 6.85m ridge. It provides a ground floor lounge and a first-floor one bedroom suite.

SITE DESCRIPTION

The application site is a two-storey detached dwellinghouse known as 13 Whitehill Lane. It appears on the 1st edn. OS (1885) and retains a traditional architectural style despite alterations; it has Flemish-bond brickwork walls, a gabled slate roof, and uPVC fenestration and a roughly rectangular plot. It sits to the northern end of its plot facing into it with access to and from the highway to the east side. Its setting is characterised by the rural street scene, including countryside views, wooded backdrops and foliated banks, and modest dwellings in traditional architectural styles, although commercial development prevails to the south. The land adjoining to the west contains groupings of trees. The site lies in open countryside to the west of Royal Wootton Bassett, in the Swindon Fringe landscape character area (North Wiltshire Landscape Character Assessment 2004).

PLANNING HISTORY

PL/2026/00112 – Proposed detached garage (APPROVED WITH CONDITIONS 24/04/2026)

PL/2026/01307 – Proposed entrance wall and gates (APPROVED WITH CONDITIONS 15/04/2026)

PL/2025/08940 – Proposed front porch (APPROVED WITH CONDITIONS 15/12/2025).

PL/2025/07406 - Single storey rear extension (APPROVED WITH CONDITIONS 29/10/2025).

PL/2025/05661 – Replacement dwelling (REFUSED 26/08/2025).

PL/2025/02825 - Two storey front and rear extensions (REFUSED 09/05/2025).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 52: Green Infrastructure (CP52)
- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

- Policy NE14: Trees, site features and the control of new development

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):

- Policy 7: Design
- Policy 10: Landscape Setting
- Policy 12: Road safety, traffic and transport

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Royal Wootton Bassett: Design Guidance and Codes – April 2023

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Royal Wootton Bassett Town Council – No objection (03/06/2026).

Wiltshire Council's Highways Team – No objection, subject to a condition requiring submission and approval of a Construction Method Statement before development commences (05/06/2026).

Wiltshire Council's Arboricultural Officer – No objection, subject to a condition requiring implementation in accordance with arboricultural report (19/05/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 27 May 2026. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Policy 7 of the Royal Wootton Bassett Neighbourhood Plan seeks to ensure the design of new development respects the character of the area.

13 Whitehill Lane appears on the 1st edn. OS (1885) and has a traditional character and appearance in its form, scale, rough symmetry and rhythm, despite alterations and additions to front, side, and rear.

The proposed two-storey side extension joins to an existing two-storey side extension. Its design incorporates a complementary gabled roof form, a lower roof height, small set-back, matching materials and fenestration details.

Appendix D of the Wiltshire Design Guide (WDG) and LA02 of the Royal Wootton Bassett Design Guidelines and Codes (DGC) set out expectations and principles for delivering well-designed extensions to existing buildings.

The WDG and DGC are broadly in alignment, emphasising an expectation that extensions appear subservient by ensuring the original building remains the dominant element. The DGC advises that this should be the case “... *regardless of the number of extensions*”.

No.13 has already been extended considerably but it continues to possess some visual amenity value, as an edge of settlement property, and the original building remains the dominant element. However, it is reaching a point where the cumulative effect of the multiple extensions is beginning to erode the legibility of the original building and its traditional appearance.

In this case, the extension is a proportionate response, roughly equivalent in width to the existing extension to which it is attached and incorporating design features that articulate its subservience. While the pattern of fenestration responds awkwardly to the elevational rhythm, the form, details and materials used in the extension are complementary and respect its architectural style.

For the reasons above, the development would not cause unacceptable harm to the character or appearance of the dwellinghouse or surrounding area. Subject to conditions to control delivery of the design, it would satisfy the expectations of adopted design guidance and the requirements of Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are 25 and 26 Whitehill Lane.

The site does not share a boundary with a neighbouring dwellinghouse, rather with fields, woodland and a commercial site.

The proposed extension increases the massing and bulk of the dwellinghouse in proximity of its boundaries, also introducing additional first-floor openings. However, the considerable separation distances and intervening features are sufficient to ensure it would not be detrimental to the amenity of neighbours. Furthermore, the extension would provide acceptable living conditions for its occupants.

For the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development would increase the bedroom quantum on site, but the site would remain compliant with adopted parking standards. No alterations are proposed to the site access as part of this development although were permitted under a previous application.

Wiltshire Council's Highways Team raise no objection subject to a condition requiring submission and approval of a Construction Method Statement before development commences.

The planning history shows considerable recent activity, much of which has/is being implemented, including a garage comparable in scale and complexity to the extension. No such control over construction activity was required by the Highways Team for those developments.

The Highways Team have not provided convincing justification for the condition. While the road is subject to 60mph speed limit, it is served by safe means of access and highways regulations would apply. The condition is not proportionate and, therefore, it is not recommended.

The extension would not cause an unacceptable harm to highway safety and would not, therefore, conflict with Policy 12 of the Royal Wootton Bassett Neighbourhood Plan and CP61 or CP62 of the Wiltshire Core Strategy.

Arboricultural matters

The site borders an area of woodland of non-designated trees, and the application is supported by an Arboricultural Report setting out precautionary and protective measures to mitigate risks and adverse effects on trees.

Wiltshire Council's Arboricultural Officer raises no objection subject to the development being carried out in accordance with the submitted report. This can be secured by condition, thereby ensuring the development makes adequate provision for the preservation of trees.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Location Plan. Received 6 May 2026.

Arboricultural Report. Silverback Arboricultural Consultancy Ltd. Received 18 May 2026.

Proposed Floor Plans and Elevations. 25/3405/02 Rev C. Received 1 June 2026.

Block Plan. Rev A. Received 2 June 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 match in material, colour and texture those used in the existing building.

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

4. The development hereby permitted shall not be carried other than in accordance with the recommended precautionary working practices and protective measures contained within Sections 8.0 to 9.3 of the approved Arboricultural Report by Silverback Arboricultural Consultancy Ltd (dated March 2026).

REASON: To ensure adequate provision is made for the protection and preservation of trees during implementation of the development, in exercise of the duty under S197 of the Town and Country Planning Act 1990.