

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03033
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Little Cotmarsh Cottage, Cotmarsh, Broad Town, Swindon, SN4 7RA
DESCRIPTION:	Single-storey extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended for accuracy and conciseness on 26 May 2026. The application seeks planning permission for a single-storey extension. It would have walls of render and white framing, a hipped 'livin' roof, and uPVC fenestration; it would measure approx. 3m by 3m with a max height of 2.97m.

SITE DESCRIPTION

The application site includes a detached two-storey dwelling known as Little Cotmarsh Cottage. It has render and brick walls, gabled tile roofs, uPVC fenestration, a garage, and a side garden. Its setting is characterised by a narrow lane, greenery, remote dwellings and farmstead buildings, and the bucolic landscape of the immediate rural street scene. It is in the hamlet of Cotmarsh, which is in the open countryside of Broad Town Parish. Relevant designations and constraints include a public footpath (BTOW23), and opposite the site lies a Grade II listed building known as Little Cotmarsh Farmhouse.

PLANNING HISTORY

N/00/00748/FUL – Two Storey Side Extension (APPROVED WITH CONDITIONS 15/05/2000).

N/82/01611/F – Extension to dwelling (APPROVED 07/12/1982).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

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

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Broad Town Parish Council – No objection (08/06/2026).

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, including regard to the setting of the listed building

Core Policy 57 and 58 of the Wiltshire Core Strategy together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or

townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The design of the extension contrasts with the more traditional appearance of the dwellinghouse. However, as a modest and subservient addition, it would not appear unduly dominant and would not undermine the architectural integrity of the dwellinghouse or visual amenity of the street scene.

Opposite the site lies a Grade II listed building known as Little Cotmarsh Farmhouse, the significance and special interest of which, in so far as is relevant, comprise its architectural and historic interest.

The degree of separation and intervening features between the proposed extension and the listed building would ensure its setting is preserved, to which special regard has been had in accordance with the duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would not harm the character or appearance of the dwellinghouse or surrounding area nor would it harm the significance of the nearby listed building through change within its setting. Subject to conditions to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of CP57 and CP58 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 Farmmarsh House (33 Cotmarsh) and Little Cotmarsh Farm.

The development is a modest single-storey extension to an existing dwellinghouse, preserving a usable outdoor amenity space and sited on an elevation which maintains a good degree of separation from neighbours. Accordingly, it would not adversely affect the amenity afforded to occupants of the site itself or neighbouring land.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

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:

Application Form. Materials. Received 11 May 2026.

Location Plan. Received 11 May 2026.

Proposed site plan. Received 11 May 2026.

Proposed elevations and floor plans. A002 Rev 1. Received 11 May 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 unless otherwise stated on the approved plans.

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