

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02234
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27 Cricketers Close, Royal Wootton Bassett, Swindon, SN4 8JD
DEVELOPMENT DESCRIPTION:	Proposed Single Storey Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the erection of a single-storey rear extension. The proposed extension would measure approximately 4.5 metres in depth and 5.0 metres in width, with an eaves height of 2.6 metres and a maximum height of 3.6 metres to the top of the lean-to roof.

The design incorporates two rooflights to provide additional natural light. The rear elevation would include French doors alongside a window, while a high-level window is proposed on the south-east side elevation, facing toward the site's driveway.

The extension is proposed to be constructed using materials to match the existing dwelling, including matching brickwork and roof tiles. The additional floor space would facilitate the creation of a conservatory.

SITE DESCRIPTION/CONTEXT

The application site comprises a three-storey semi-detached dwelling located at 27 Cricketers Close. The property is of typical suburban character, constructed in brick with a pitched tiled roof and uPVC windows and doors. The dwelling benefits from a driveway to the side and a private rear garden.

The surrounding area is characterised by a residential cul-de-sac comprising predominantly semi-detached and terraced dwellings of a similar scale and appearance, creating a cohesive suburban street scene.

The site lies within the defined settlement boundary of Royal Wootton Bassett and is accessed via Cricketers Close.

The application site is not subject to any specific planning policy constraints.

PLANNING HISTORY

Proposal / Summary

No relevant history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 19: Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Neighbourhood Plan:

Royal Wootton Bassett Neighbourhood Development Plan Made April 2018

- Policy 7: Design

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Royal Wootton Bassett Town Council: No objection

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 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.

The proposed single-storey rear extension is considered to be of a scale, form, and design that is sympathetic to the host dwelling and the surrounding area. Positioned to the rear, the extension would not be readily visible from the public realm and would therefore have limited impact on the character of the wider street scene.

The modest depth, width, and height of the extension ensure that it remains subordinate to the original dwelling and does not appear overly dominant or incongruous. The use of matching materials, including brickwork and roof tiles, would ensure visual continuity with the existing property. The inclusion of rooflights and appropriately positioned openings further reflects a design approach that is functional whilst remaining in keeping with the dwelling.

The surrounding area is characterised by similar residential properties, many of which have been extended or altered, and the proposed development is consistent with this established pattern. No objections have been raised that would indicate any unacceptable harm to the character or appearance of the area.

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.

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

Loss of Light / Overshadowing

The extension would be located to the rear of the property and, although it adjoins No. 28, its single-storey scale and lean-to design, which slopes away from the shared boundary, help to minimise any potential loss of light or overshadowing. The modest height, particularly at the eaves, ensures that any impact would be limited and would not result in unacceptable harm to the neighbouring occupier's reasonable enjoyment of their property.

Loss of Privacy

The proposal includes rooflights and rear-facing openings, with only a small high-level window proposed on the side elevation facing the applicants own driveway. This window is unlikely to give rise to any material overlooking due to its elevated position and orientation. As such, the development would not result in any unacceptable loss of privacy to neighbouring properties.

Overbearing Impact

Whilst the extension is attached to the adjoining property at No. 28, the overall scale and form of the proposal ensure that it would not appear overbearing. The lean-to roof design, which decreases in height towards the shared boundary, reduces its perceived bulk and massing. Consequently, the extension would not result in an undue sense of enclosure or dominance when viewed from the neighbouring property.

Overall, the proposal is considered to result in no significant adverse impacts on the residential amenity of neighbouring occupiers.

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 proposal relates to a modest single-storey rear extension to an existing residential property and would not alter the existing access arrangements to the site. Vehicle access would continue to be taken from Cricketers Close via the existing driveway, with no changes proposed that would affect visibility or highway safety.

Given the scale and nature of the proposal, the development is not considered to give rise to any adverse impacts on highway safety or the operation of the local highway network.

The proposed development would not result in any adverse impact on highway safety. 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 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.

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:
 - Existing and Proposed Plans (Location Plan, Block Plan, Existing and Proposed elevations and Floor plan); DWG No. 001 30/03/2026 Rev 1:1; Received 21 April 2026
 - Application Form; Received 3 April 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.