



Date: 24/06/2026

Wiltshire Council
Planning Department

Ref/ 7428
Planning Application
Planning Ref: PL/2026/02765

Dear Isobella Wise

RE: Response to Neighbour Representation - WC-26-05-376251, 24/05/2026 – Proposed Extension at Hullavington Primary School

We acknowledge the comments received in relation to the proposed extension at Hullavington Primary School and respectfully provide the following response.

The concerns raised relate primarily to the perceived impact of the proposed extension upon the neighbouring bungalow property, specifically regarding the height of the gable end and its proximity to the shared boundary.

The proposed extension has been carefully designed as a single-storey addition incorporating both pitched and flat roof elements. The building has a maximum ridge height of approximately 5.7 metres and an eaves height of approximately 3.7 metres, which is considered modest in scale for an educational building of this nature. Additionally any glazing located on this elevation is no higher than 2.1m and so will not create any overlooking issues with the boundary fence being a similar height.

Importantly, the extension is positioned to the north of the neighbouring property, thereby minimising any potential impact relating to overshadowing or loss of sunlight. Furthermore, whilst the extension is located adjacent to the school boundary, the physical separation distance between the proposed building and the neighbouring dwelling is substantial. The proposed extension is no less than 21 metres from the rear elevation of the neighbouring bungalow, with the majority of the relationship being approximately 27.5 metres away.

These separation distances significantly exceed typical residential interface standards commonly applied by local planning authorities in respect of privacy, outlook and overbearing impact. Given the single-storey nature of both the neighbouring bungalow and the proposed extension, together with the generous separation distances involved, it is not considered that the development would result in an unacceptable overbearing effect or loss of residential amenity.

The siting of the extension has also been informed by operational requirements within the school site, including maintaining safe circulation, safeguarding existing play areas and ensuring the functional relationship with the existing school buildings. The proposal therefore represents a balanced and proportionate design response within the constraints of the operational school environment. Overall, it is considered that the proposed extension is appropriately scaled and positioned such that it would not give rise to any significant adverse impact upon the amenity of neighbouring occupiers, in accordance with the relevant development plan policies and the amenity objectives of the National Planning Policy Framework.

In addition, the proposed pitched roof element has been selected for both architectural and functional reasons. The roof form reflects the character and appearance of the existing school buildings and neighbouring area, helping the extension integrate with the established built form of the site and creating a coherent and sympathetic addition. A wholly flat-roofed structure would appear more utilitarian in nature and would be less successful in responding to the architectural language of the existing school.

The pitched roof also provides practical benefits allowing for greater internal ceiling heights in classrooms, improving the quality of the internal teaching environment and providing flexibility for ventilation, services and lighting. It also allows for improved layout and orientation of solar panels to ensure they perform to their maximum efficiency. Whilst enabling a northern aspect for rooflights providing ventilation and natural daylight without glare.



Footprint
Architects

The orientation of the proposed gable has been carefully considered within the wider site layout. Whilst the gable end is visible from neighbouring properties, it presents a relatively narrow elevation when compared with a longer roof slope or extensive wall plane. This assists in reducing the perceived bulk of the building when viewed from adjoining residential properties.

It should also be noted that the overall height of the pitched roof remains modest, with a maximum ridge height of approximately 5.7 metres. Given the single-storey nature of the extension and the substantial separation distances between the proposed building and neighbouring dwellings, the pitched roof form is not considered to result in an unacceptable visual impact or an overbearing relationship.

The roof design has also enabled the accommodation requirements of the school to be met within a single-storey form. Alternative approaches, including a larger flat-roofed building with greater overall footprint and visual presence, were considered less appropriate. The proposed design therefore represents an efficient and proportionate solution that minimises built form whilst meeting the operational needs of the school.

Kind Regards
Yours sincerely



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