

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02931
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Redwings, 24 Upper Pavenhill, Purton, Swindon, SN5 4DQ
DEVELOPMENT DESCRIPTION:	Replacement of existing canopy over the front door and construction of a new covered gateway and replacing window with large glazed doors
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of the existing canopy over the front door and the construction of a new covered gateway to the garden and the replacement of an existing window to the front elevation with full height glazing.

SITE DESCRIPTION/CONTEXT

The site comprises a two-storey detached dwelling which has previously been extended the existing garage and a rear elevation conservatory. The existing dwelling presents a pitched roof and light stone exterior walls. There is ample garden amenity space within the sites plot, which wraps around the existing dwelling from the west to the north. The property is set to the northern side of a private driveway which terminates to the east of the site.

The site is located within the defined settlement boundary for Purton, identified as a Large Village by the Wiltshire Core Strategy.

There is a public right of way, PURT115 which runs parallel to the driveway to the south of the site. The land to the north of the site is used for allotments.

The application site is not subject to any other relevant heritage, ecological or landscape constraints.

PLANNING HISTORY

Proposal / Summary
16/06487/FUL - Full planning permission Decision - Approve with Conditions Date: 8/9/2016 – Single Storey Side Extension to Garage to Rehouse Ground Source Heat Pump
PL/2024/01071 - Householder planning permission Decision - Approve with Conditions Date: 28/3/2024 – Erection of a garden room
PL/2026/00173 - Householder planning permission Decision - Approve with Conditions Date: 13/5/2026 – Replacement of existing timber fence with a 2m high timber fence

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Purton Neighbourhood Plan

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

Parish/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 replacement canopy porch and door are of a more contemporary design than the existing property however are considered to sit acceptably against the property. It is acknowledged that the large glazing element to the front elevation unbalances what is a symmetrical elevation however given that this elevation faces onto private amenity space rather than the wider public realm is considered acceptable in this instance. With regard to the new covered entrance to the garden, this is to be inserted into the traditional style stone wall and will be a rendered contemporary addition. Whilst this is not in keeping with this traditionally

designed property, it will reflect the approach taken to the new canopy porch. Both the porch and the entrance will have elements of render which the agent has confirmed will be K-render 'Pearl' or equivalent. Having regard to the colour of the stone and perimeter walling of the dwelling, it is considered that this will

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.

The addition of the porch and the new full height windows are well contained within the boundaries of the property and will not result in overlooking or overshadowing. The new covered gateway similarly will not impact on amenities of local residents.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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, heritage, or ecology.

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:

2607 001

2607 023

2607 025

2607 026

Received 07.05.26

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