

24th June 2026

PLANNING STATEMENT

13 THE BEECHES, LYDIARD MILLICENT, NEAR SWINDON, WILTS. SN5 3LT PROPOSED SIDE AND REAR EXTENSION AND LOFT EXTENSION.

This application site is not located in a conservation area so there is no need for the inclusion of a Design and Access statement as part of this application.

However, historically there are two previous and recent planning refusals for this site, and the design now proposed is similarly extensive in size (albeit fully redesigned), so we consider it prudent to include this Planning statement to support our application.

HISTORY

The owners of 13 The Beeches, Lydiard Millicent, have asked me to consider a re-design of their proposed extensions and alterations, following 2no previous refusals (PL/2025/03078 and PL/2025/08765 refers) as noted below.

PL/2025/03078

In brief, this application proposed a 4.8m side extension to the left side of the property. It also proposed to replace the existing roof, with a new roof that spanned side to side over the existing and the proposed elements of the property, resulting in a very large and high gable fronted property that was totally out of character with the host dwelling, the street scene and the locality.

It was further proposed to fully glaze the front gable and have 2no large dormers to each side of the new roof, all larger than as expected in the council design guide.

This application was refused for the following reason:-

The proposed development, by reasons of its siting, scale, height, bulk, mass and design, would introduce an incongruous and dominant built form that would unbalance the simple and harmonious appearance of the dwelling and fail to integrate with the single storey and consistent building lines in the immediate street scene. Consequently, it fails to satisfy the overall expectations of Appendix D of the Wiltshire Design Guide, in so far as ensuring that householder extensions do not dominate, respect the existing dwelling and neighbouring properties and fit into the general street scene; unacceptably harming the character and appearance of the existing dwelling and local area, and thereby failing to deliver a high standard of design as required by Core Policy 57 (i, iii, vi) of the Wiltshire Core Strategy (January 2015) and paragraphs 135 and 139 of the National Planning Policy Framework (December 2024).

PL/2025/08765

The revised application had considered the previous reasons for refusal and attempted to design out the concerns. It is mentioned in the planning officers planning report, that the design was an improvement on the first application; but remained a dominant extension.

This revised application proposed to replace the roof of the existing bungalow with a steeper pitched roof but also proposed a rear extension with a roof spanning East to West across the rear of the property. This wing had a greater roof span than the existing property resulting in a height above the new height of the existing extended bungalow roof.

The current main element of the existing property therefore became the subservient element to the rear extension, rather than remaining as the dominant. This resulted in the appearance of the front elevation being drowned by the new rear wing to the rear.

Furthermore, the proposed dormers (the flat roof facing over the driveway and the pitched roof dormers facing the side and rear elevations) were all excessive in size and not in accordance with the council's design guide.

Lastly, the flat roofed extension to the kitchen was located to the front / side corner of the property which can be viewed by all entering and leaving the estate. This had no set-back from the front elevation, resulting in an untidy front elevation.

There were also concerns mentioned about the extensive glazing to the new front gable. This, together with the dormers, and the large rear extension roof, were all culminating in an obtrusive appearance in the street scene.

This revised application was refused for the following reason:- almost an exact copy of the previous refusal.

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I have explained to my new clients that any extension should appear as a subservient addition to the existing dwelling and NOT dominate its appearance.

LOCAL HISTORY

16 THE BEECHES - N94/00744/FUL

Loft conversion and single storey rear extension. There are no document files on the council website.
Note the dormer to the front elevation.



8 THE BEECHES – N05/03148/FUL

First floor extension to rear. There are no document files on the council website.
This is a two storey dwelling diagonally opposite the application site.



29 THE BEECHES – N07/03099/FUL

First floor Dormer extension. There are no document files on the council website

Note the dormer to the front elevation.



20 THE BEECHES – N07/00136/FUL

Side and rear extensions. There are no document files on the council website

20 THE BEECHES – N10/01926/FUL

Conversion of bungalow to Chalet bungalow. Two storey extension to side and rear. 45 degree pitch to roof – plans available on the council website.



1 THE BEECHES – N13/00990/FUL

Two storey side extension, first floor side extension and new porch. There are no document files on the council website.

Picture of 1 and 3 The Beeches. No 3 replaced a detached dormer bungalow – 15/09036/FUL refers..



28 THE BEECHES – N19/00410/FUL

Extensive extensions and alterations including raising the overall height. Note the steep pitched roof, the height, and the dormers to the front elevation.



12 THE BEECHES – N19/06161/FUL

Proposed front, side and rear extensions.

12 THE BEECHES – N20/10102/FUL

Plans are available to view on the council website. This was a hipped roof chalet bungalow with flat roof dormers to the front and rear elevations.

This application increased the height, added 3no 3-light dormers to the front elevation and a large cat-slide dormer roof to the rear elevation, almost the full width of the property.



19 THE BEECHES – PL2024/00649/FUL

Side and rear extensions and a new roof over the whole bungalow accommodating 3no bedrooms, a dressing room and a bathroom within the attic space. Approved 3/5/2024, and subsequently built. 45 degree pitched roof. Note dormers set in the roof.



Also, there is currently an application submitted for No 20, replacing the roof with a 45 degree pitched roof offering room in the roof construction – 2 bedrooms, 2 bathrooms and a dressing room.

OTHER DWELLINGS IN THE BEECHES

2 THE BEECHES. Note dormers set in the roof to both elevations fronting the road.



2 THE BEECHES.



3 TO 5 THE BEECHES.



Hipped roofs to the two detached houses and a steep pitched roof to No 5 – the bungalow.

7 AND 9 THE BEECHES

Both the below have steep pitched roofs.



9 AND 11 THE BEECHES



4 THE BEECHES

Steep pitched roof. Gable at 45 degrees.



6 THE BEECHES.

Large two storey house with dormers set within the roof space. A hipped roof design which is vert typical of this street scene.



The Beeches in Lydiard Millicent consists of 30 dwellings of all shapes and sizes, hipped roofs and gable roofs, two storey houses and single storey bungalows; many of which have been altered to have room in the roof construction. It's a general mismatch with no real design theme, many have similar features – hipped and gable dormers, hipped and gabled roofs; brickwork, render and many window styles.

My client has had two applications refused for very similar reasons, mainly design issues, and the adverse effect on the street scene. The site is referred to as an important site in a prominent location, when in fact the most important and prominent sites in The Beeches are No's 1 and 2, both of which have been extended time and time again, without any resistance from the planning authority.

My client's property is on a sharp bend into the rest of the site, so it is effectively viewed from both the front and the side; so the appearance from these two views has some importance and we have looked at this carefully in our re-design.

Some of the neighbour objections for the refused applications, referred to the properties on the left side of the access road (when accessing the site), as the outer circle; and the right side of the access road, as the inner circle.

Firstly, The Beeches is a Cul-de-sac, it is closed off at one end. There is no circle, there is no inner and outer circle; this all appears to be hearsay, made up by the residents. To suggest that the properties on the outer circle are allowed to extend, and those on the inner circle are not; is complete nonsense.

We have noted that the planning officer has also referred to the inner circle for this small estate; so we have briefly looked into the planning rules and regulations but cannot find any mention of such a rule; there appears nowhere else in the country that has an inner and outer circle with different planning regulations. This according to the internet. The only location I know of, with an inner and outer circle is Avebury, but it's all about the Rocks!!

OUR RE-DESIGN.

Having discussed the previous refusal decisions above, we now outline the amendments that we have made to the design.

1. From the front elevation, we have set the side extension back a little which retains the front corner of the existing building and forms a defined line between the existing building and the proposed extension in elevation, offering a subservient appearance from the front elevation. I have also shown a pitched hipped roof over the kitchen extension, which is in keeping with surrounding design, set below the existing roof line, also offering a subservient appearance.

This can be at the same roof pitch as the main element if required by the planning officer but we thought the subservient appearance was the better option.

Lastly, we propose to take down the existing front gable in favour of a new hipped roof with a front dormer, similar in appearance to many other properties in the immediate locality and shown above in the street photographs.

Although a few gable fronted properties do still exist in The Beeches, the roof styles are predominantly hipped, and we are mindful to retain the character and appearance of the area. Furthermore, the introduction of a larger gable here could appear quite stark, the hipped version lessens the bulk and compliments other properties.

2. The existing bathroom has been taken out to form access into a new single storey side extension located behind the kitchen. Internal alterations to the existing kitchen offers a new utility accessed off the new kitchen and a WC accessed off the hallway. The kitchen is accessible from the existing living room or from the extended hallway that was the bathroom.

3. The rear of the side extension has an area set in from the kitchen extension offering another subservient addition and then set out again to reflect two similar projections to the side elevation facing the road. This extension accommodates my client's son's new bedroom with access to the garden / decking via a new ramp. I have also shown the wet room with a 1500mm wheelchair turning circle.

4. I have added 4 metres to the rear bedrooms. An extension of this size extending the original building only, would be permitted development, not needing planning permission if built with a flat roof only.

This extension allows the original bedroom spaces to be converted into shower rooms / wardrobes, with the bedroom and study areas being located within the extension.

5. An access has also been formed into the existing garage; the garage is no longer to be converted or changed in any way.

6. The original study has been removed from the living room to improve the living room space and manoeuvrability for my client's son. The study has been relocated into the rear extension adjacent to the bedrooms and garage. This offers a pleasant home working area adjacent to the garden.

7. Lastly, we are proposing to replace the roof, but to the main element / central core of the building only, to include extending over the 4-metre rear extension. The previously proposed first floor rear wing, spanning 90 degrees to the main element, is not applicable to this scheme.

To further improve this proposal, a hipped roof is proposed to the front elevation, with an inserted dormer window, two other dormers are proposed to the side elevation facing the road (all in accordance with the design guide) and the side extension also includes a hipped roof design.

As shown in the street pictures above, dormer windows (both hipped and gabled roofs) are a common feature in the street scene. There is absolutely no reason why this property cannot have the same features,

This room-in-the-roof extension has two bedrooms with ensembles and there are 3no bedrooms to the ground floor, a total of 5no bedrooms.

8. If you have visited the site during the previously submitted applications, you would have noted that the property is slightly elevated, having additional brick courses up to the Dpc level, hence the need for a wheelchair ramp leading up to the front door. This was not shown in any of the previous applications that have been submitted but included in this proposal.

To support this application, I attach my own survey drawings, together with plans and elevations of the proposals explained above.

In conclusion, we believe that with the variations in roof heights, that this proposal offers a substantial reduction in the bulk previously proposed, has a lesser effect on the neighbours and the street scene; and will offer a positive contribution to the character and appearance of the host dwelling and local area.

We have adopted many of the features shown in many of the houses within this street scene, and consider that this proposal will sit in with the character of the area without being obtrusive; and will comply with the council design guide and local requirements at the same time.

The effect on the neighbouring properties will also be negligible.

Another Possible option for my clients.

Whilst considering a revised design and application, we have considered all options available to my client, to include a Class AA permitted development first floor extension.

Having read the above requirements, we believe the following are the restrictions to this proposal.

1. The extent of the original as-built property is the only part of the building that can be extended upwards. This does not apply to current extensions.
2. The new floor to ceiling heights have to match the existing.
3. The roof finish and roof structure has been lifted and re-used,
4. There are no side elevation windows to the walls or the roof.
5. The site is not located in a conservation area, nor an AONB.

As you will appreciate, my clients are very keen to achieve development on this site. The Class AA is not his choice, but he is now aware that it is an option; the result being to the detriment of the neighbours, the street scene, and the character of the area and village in general. But there appears to be a very real possibility.

Our preference is this current application. We believe that the revised scheme for the extensions and alterations offers a much more coordinated approach, offering subservient additions; retaining the character and appearance of the host building and will enhance the street scene in general.

As you know, my client and his family have personal needs, this has been acknowledged by the council; the same will apply for this planning application.

Many thanks
Kind Regards
Neil Armstrong (Agent)