

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02860
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	53 Redhills, Broad Town, Swindon, SN4 7RD
DEVELOPMENT DESCRIPTION:	Two storey extension to existing residential property and associated external works. Additional works include the provision of a new parking and turning area with associated new access onto the public highway.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey side extension to the west elevation of the existing semi-detached dwelling and the creation of a new parking and turning area at 53 Redhills, Broad Town. The proposed extension would measure approximately 7.5m in length, 4.5m in width, 7.4m in height to the ridge and 5.0m in height to the eaves. The extension would provide a kitchen/family room at ground floor level and two bedrooms at first floor level, together with associated internal alterations.

The proposed fenestration comprises a bi-fold door within the rear ground floor elevation, a window within the first-floor rear elevation, a window within the ground-floor side elevation, and windows within the ground-floor and first-floor front elevations. The extension would be constructed using reconstituted stone and interlocking concrete roof tiles to match the existing dwelling, with white uPVC casement windows.

The application also includes associated external works comprising the formation of a rear patio area, the creation of a new vehicular access onto Redhills, and the provision of a gravelled off-street parking and turning area with concrete kerb edging. The access onto the public highway would be consolidated and finished in tarmacadam.

SITE DESCRIPTION/CONTEXT

The application site relates to a two-storey semi-detached dwelling known as 53 Redhills, Broad Town, Swindon. The property occupies a generous corner residential plot and is characterised by reconstituted stone elevations and a pitched tiled roof. The dwelling is set back from the highway and is currently served by on-street parking. The site comprises the existing dwelling, areas of hardstanding and domestic garden land, with neighbouring residential properties located to the north, south, and east and open countryside beyond the wider settlement edge.

Broad Town is located southeast of Royal Wootton Bassett and set outside the settlement boundary. The site is not within a designated area.

PLANNING HISTORY

Proposal / Summary
No planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

Broad Town Parish Council: No objection.

Highways: No objection with conditions.

- The proposed parking and turning area is acceptable, although the Highway Officer advises the parking spaces could be positioned further into the site to improve turning movements.
- A Section 184 Licence will be required for the construction of the new vehicular access.
- Conditions are recommended requiring:
 - Visibility splays of 2.4m x 2.4m.
 - The first 5m of the access to be consolidated and surfaced in a bound material.
 - Measures to prevent surface water discharging onto the highway.
 - The access and parking spaces to remain ungated.
 - Provision and retention of the approved parking spaces prior to first use.

Ecology: No ecological objection raised to the proposal.

- Biodiversity Net Gain requirements do not apply as the application is a householder development.
- The submitted Preliminary Ecological Appraisal concludes that no further ecological surveys are required.
- The development should be carried out in broad accordance with Sections 4.9–4.15 of the Preliminary Ecological Appraisal (All Ecology, April 2026), including the recommended biodiversity enhancement measures.
- A condition is recommended to secure compliance with the ecological recommendations.

- An informative regarding protected species and the applicant's legal responsibilities under wildlife legislation is recommended.

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 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 extension has been designed to appear subservient to the host dwelling through its reduced width and lower ridge height. It would be positioned to the side of the existing dwelling where sufficient space exists within the curtilage to accommodate the development without appearing cramped or resulting in overdevelopment of the plot. The scale, form and proportions of the extension are considered appropriate in relation to the host dwelling and would remain visually subordinate to the original building.

The proposed materials comprise reconstituted stone and interlocking concrete roof tiles to match the existing dwelling, together with white uPVC casement windows. These materials are considered sympathetic to the existing property and would ensure the extension integrates well with the established appearance of the dwelling and surrounding area. The proposed external works, including the gravel parking area and new tarmacadam access, are also considered appropriate within the residential context of the site.

No objections have been raised by the Parish Council or consultees in relation to the design of the proposal.

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 proposed extension would be located to the western side of the existing dwelling. Given its position within a generous side garden area and separation from neighbouring dwellings, it is not considered that the proposal would result in any significant loss of light or unacceptable overshadowing to neighbouring residential properties. The extension would not project towards neighbouring rear gardens in a manner that would materially affect existing levels of daylight or sunlight enjoyed by adjoining occupiers.

Loss of Privacy

The proposed fenestration comprises windows serving habitable rooms within the front and rear elevations, together with a ground-floor side window. The front and rear-facing windows would provide outlook within the established pattern of overlooking typically experienced within a residential environment and would not introduce any materially harmful overlooking. The side window at ground-floor level would not result in unacceptable overlooking of neighbouring properties due to its position and the presence of existing boundary treatments.

Whilst first-floor windows are present within the side elevation of the neighbouring property, these are not considered to serve habitable rooms and, given the separation distance between the properties, the proposal would not result in any additional harmful overlooking or loss of privacy in either direction beyond the mutual relationship that already exists. The proposal is therefore not considered to result in any unacceptable impact on neighbouring residential amenity in respect of overlooking or privacy.

Overbearing Impact

Whilst the extension would be two storeys in height, it would be sited to the side of the dwelling where sufficient separation exists from neighbouring properties. The development would remain subordinate to the host dwelling and would not appear unduly dominant, overbearing or visually intrusive when viewed from neighbouring land. The scale, massing and siting of the extension are therefore considered acceptable and would not result in any significant adverse impact on the living conditions of neighbouring occupiers.

Overall, it is considered that the proposal would not give rise to unacceptable impacts in terms of loss of light, overshadowing, privacy or overbearing effects and would preserve the reasonable living conditions of neighbouring 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.

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 includes the creation of a new vehicular access onto Redhills together with the provision of two off-street parking spaces and a turning area within the site. The proposed parking provision accords with the parking standards for a dwelling of this size and would improve the site's parking arrangements by providing off-street parking where none currently exists.

The Local Highway Authority has been consulted and raises no objection to the proposal. Whilst noting that the parking spaces could be positioned further within the site to improve the practicality of vehicle turning movements, the Highway Officer confirms that, given the access is onto an unclassified road, a turning facility is not a necessary requirement and the arrangement is acceptable. The Highway Officer has recommended conditions requiring visibility splays, the consolidation and surfacing of the first 5 metres of the access, measures to prevent surface water entering the highway, retention of the access and parking area, and that the access and parking spaces remain ungated.

Subject to these conditions, it is considered that the proposed access arrangements would be safe and suitable and would not result in any unacceptable impact 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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

A Preliminary Ecological Appraisal (PEA) prepared by All Ecology (April 2026) has been submitted in support of the application. The survey found that the site comprises an existing residential dwelling, areas of hardstanding, amenity grassland and a non-native hedgerow. The habitats present were assessed as being of generally low ecological value and the report

concludes that the proposed development would have negligible impacts on habitats and biodiversity.

The PEA assessed the potential for protected species and identified that the dwelling has low suitability for roosting bats. No evidence of bats was found and the proposed extension would not affect any identified potential roosting features. Consequently, no further bat surveys were considered necessary. The survey also recorded House Sparrows nesting within the existing roof; however, the report confirms that the proposed development would not directly affect the existing nesting locations and that no further bird surveys are required. Recommendations are made within the report for biodiversity enhancements, including the provision of bird boxes and bat features.

The Council's Ecologist has reviewed the submitted information and raises no objection to the proposal. The Ecologist confirms that mandatory Biodiversity Net Gain does not apply as the application is for householder development and recommends a condition requiring the development to be carried out in broad accordance with Sections 4.9–4.15 of the Preliminary Ecological Appraisal, which includes the recommended mitigation and enhancement measures.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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, 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:

Block Plan - Existing; DWG No. P-Site-04 P01; Received 5 May 2026
Block Plan - Proposed; DWG No. P-Site-05 P01; Received 5 May 2026
Site Location Plan As Existing; DWG No. P-Site-01 P01; Received 5 May 2026
Site Plan - Existing; DWG No. P-Site-02 P01; Received 5 May 2026
Site Plan - Proposed; DWG No. P-Site-03 P01; Received 5 May 2026
North (Front) Elevation- Existing and Proposed; DWG No. E-01 P1; Received 5 May 2026
South (Rear) Elevation- Existing and Proposed; DWG No. E-02 P1; Received 5 May 2026
West (Side) Elevation- Existing and Proposed; DWG No. E-03 P1; Received 5 May 2026
Existing Floor Plans; DWG No. P-01 P1; Received 5 May 2026
Roof Plan- Existing and Proposed; DWG No. R-01 P1; Received 5 May 2026
Section- Existing and Proposed; DWG No. S-01 P1; Received 5 May 2026
Proposed Floor Plans; DWG No. P-02 P1; Received 5 May 2026
Preliminary Ecological Appraisal; Received 5 May 2026
Design and Assess Statement; Received 5 May 2026
Application Form; Received 5 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.

4. The development hereby permitted shall not be first brought into use until splays have been provided on both its sides of the access to the rear of the existing footway based on co-ordinates of 2.4m x 2.4m. The splays shall always be kept free of obstruction above a height of 600mm.

REASON: In the interests of highway safety.

5. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

6. The proposed development shall not be first brought into use until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

7. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

8. No part of the development hereby permitted shall be first brought into use until the access parking spaces [2] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

9. The development will be carried out in broad accordance with the following documents:
 - Section 4.9 – 4.15 of Preliminary Ecological Appraisal (All Ecology, April 2026).

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Informative

1. The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
2. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.