

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02694
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	95 Saffron Close, Royal Wootton Bassett, Swindon, SN4 7JD
DEVELOPMENT DESCRIPTION:	Side extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey side extension to the dwelling at 95 Saffron Close, Royal Wootton Bassett. The extension would measure approximately 2.8m in width and 3.9m in depth, with a pitched roof reaching a maximum height of 6.1m and an eaves height of 4.8m. The extension would be constructed using materials to match the existing dwelling, namely red brick walls and concrete roof tiles.

The ground floor extension would provide an enlarged kitchen, while the first-floor accommodation would create an en-suite bathroom. Fenestration would comprise a window and door within the rear elevation at ground floor level, a small window within the front elevation at first-floor level, and a window within the rear elevation at first-floor level.

SITE DESCRIPTION/CONTEXT

The application site comprises a semi-detached dwelling located on the corner of Saffron Close at the entrance to the cul-de-sac in Royal Wootton Bassett. Owing to its corner plot position, the dwelling occupies a prominent and visually exposed location within the street scene, with the side elevation facing Saffron Close. The application site is situated within an established residential area on the northern side of Royal Wootton Bassett and falls within the settlement boundary.

The surrounding area is predominantly residential in character and comprises a mix of semi-detached dwellings. The locality exhibits a variety of domestic alterations and extensions, including side and rear extensions of differing scales and designs, which contribute to a varied street scene.

The application site is subject to the following planning policy constraints:

No planning policy constraints.

PLANNING HISTORY

Proposal / Summary
N/87/02432/FUL - Full planning permission Decision - Approved Date: 16/11/1987 – FIRST FLOOR EXTENSION TO DWELLING

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 19: Royal Wootton Bassett and Cricklade Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping

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 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 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 application site occupies a corner plot position at the entrance to the cul-de-sac and, as such, the side elevation is visible from Saffron Close, with both the rear and front elevations also visible from both directions. The proposed two-storey side extension would project from

this elevation; however, it is considered to be modest in scale, measuring 2.8m in width and being set back from the principal front elevation. The extension would also be constructed using materials to match the existing dwelling, comprising red brick walls and concrete roof tiles, which would assist in integrating the development with the host property.

Whilst no ground floor window is proposed within the front-facing elevation, the visual appearance of this elevation is not considered harmful. The existing boundary treatment comprises a high timber fence along the side boundary, which substantially screens views of the lower part of the extension from the public realm. Consequently, the absence of a ground floor window would not result in a prominent or unduly blank elevation within the street scene.

At first-floor level, a small window is proposed within the front-facing elevation to serve the en-suite bathroom. Although this window does not fully replicate the existing fenestration arrangement on the principal elevation, it is modest in scale and appropriately proportioned to its function. Furthermore, the surrounding area displays a varied pattern of domestic alterations and extensions, resulting in a streetscene that does not exhibit a uniform architectural appearance. In this context, the proposed window would not appear incongruous or out of character.

The scale, form and design of the extension to the rear elevation match in terms of style and fenestration to what's existing and is considered to be more visually prominent from the road. Overall the proposal is considered subordinate to the host dwelling and would respect the character of the existing property. The proposal would not appear visually dominant within the street scene and would be read as a proportionate addition to the dwelling. Taking account of the varied character of development within the locality, the proposal is considered to preserve the character and appearance of both the host dwelling and the wider area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, the Royal Wootton Bassett Neighbourhood Plan 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 side of the dwelling and would occupy space between the host property and the side boundary. Given its modest width of approximately

2.8m and its position relative to neighbouring properties, the extension is not considered to result in any significant loss of daylight or sunlight to habitable room windows or private garden areas. Whilst some additional shadowing would inevitably arise as a consequence of the two-storey form, this would be largely cast towards Saffron Close and the adjacent highway rather than towards neighbouring residential properties. As such, the proposal would not result in any unacceptable loss of light or overshadowing to neighbouring dwellings or their private amenity spaces. Any limited increase in shadowing would be typical of development of this nature.

Loss of Privacy

The proposed first-floor rear elevation window would serve an en-suite bathroom and would afford views principally over the applicant's rear garden. Similarly, the small first-floor window within the front-facing side elevation would also serve the en-suite. Given its modest size and the use of the room it serves, the window would not facilitate harmful overlooking of neighbouring properties. The ground-floor rear door and window are typical domestic openings and would not give rise to any material loss of privacy beyond that which would reasonably be expected within a residential environment.

Overbearing Impact

The extension has been designed as a relatively modest addition that remains subordinate to the host dwelling. Although two storeys in height, the extension's limited width, set-back from the principal elevation, and position adjacent to the existing dwelling ensure that it would not appear unduly dominant when viewed from neighbouring properties. The development would not result in an unacceptable sense of enclosure or oppressive impact upon adjoining occupiers and is therefore considered to have an acceptable relationship with surrounding residential properties.

No objections have been received raising concerns relating to residential amenity.

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.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Block Plan; Received 27 April 2026
Location Plan; Received 27 April 2026
Existing Elevation; DWG No. 3; Received 27 April 2026
Existing Floor Plan; DWG No. 4; Received 27 April 2026
Proposed Elevation; DWG No. 1; Received 27 April 2026
Proposed Floor Plan; DWG No. 2; Received 27 April 2026
Application Form; Received 27 April 2026

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

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.