

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02070
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 Branscombe Drive, Royal Wootton Bassett, Swindon, SN4 8HP
DEVELOPMENT DESCRIPTION:	Convert internal garage and subdivide into a study and utility room. Replace existing garage door with window to match other windows of frontage of property.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of the internal garage to that of additional habitable rooms within the dwelling, specifically it is stated that these rooms would be a study and a utility room. The development would remove the existing garage door and replace it with a window in a similar location and of design and scale similar to existing windows on the front elevation of the property.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached, two storey property lying on the eastern side of Branscombe Drive. This residential turning lies firmly within the settlement of Royal Wootton Bassett and is characterized by a variety of housing types, but which have similar design features and materials. Most have frontage parking and either integral or adjoining garages.

There are no heritage assets within the vicinity of the site, and no other known constraints.

PLANNING HISTORY

Proposal / Summary
N/99/01641/FUL - Full planning permission Decision - Unknown Date: 31/8/1999 – SINGLE STOREY EXTENSION TO DWELLING
N/93/01590/FUL - Full planning permission Decision - Approved Date: 12/10/1993 – FIRST FLOOR SIDE EXTENSION TO DWELLING EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Royal Wootton Bassett Neighbourhood Plan. Made April 2018

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

RWB Town Council: No objection

WC Highways: Comment

The property is a 4 bed dwelling and as such 3 off-street parking spaces must be maintained to meet the parking standards. There is a street lighting column at the back edge of the footway at the site frontage and any additional space must be a minimum of 1m from the column, therefore the space will have to be positioned to the front of the lounge window.

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.

In terms of impact upon the street scene, there would be very limited visual change with the existing garage door being replaced with a window opening. No additional built form is proposed and matching brickwork and fenestration would help assimilate the works into the existing front elevation of the existing dwelling.

A condition to ensure matching brickwork and fenestration are utilized is considered appropriate and necessary and can be appended to any grant of permission.

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. In this instance, due to the nature of the proposed development, there are no concerns in relation to these elements. It is considered that the use of this space for accommodation within the dwelling would not result in additional noise or disturbance to adjacent neighbouring occupiers over that which can typically be undertaken in a residential property.

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 proposed development, would result in the loss of one internal parking space and the Council's Highway Engineers have recommended that the quantum of required parking for a 4 bed dwelling could be achieved by further frontage parking, providing it does not impede the lighting column directly outside the property.

However, the existing garage has internal measurements less than the 3m by 6m required by the parking standards and therefore can be discounted as a useable parking space. Therefore as the existing frontage parking could provide for at least two vehicles and there is no increase in the quantum of bedrooms the development is not considered to result in an overall decrease in the number of spaces. Furthermore, Branscombe Drive is not a main thoroughfare, has no on-street parking restrictions and represents a cul-de-sac serving only the properties located along its path.

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.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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 and 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 documentation

Application Form. Received on 15 May 2026

Dwg 01. Existing and Proposed Plans, Location and Block Plan. Received on 20 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 the host dwelling.

REASON: In the interests of visual amenity and the character and appearance of the area.