

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03397
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27 Mill View, Purton, Swindon, SN5 4FN
DEVELOPMENT DESCRIPTION:	Conversion of garage to habitable accommodation (involving internal alterations only)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of the internal garage space to that of additional habitable accommodation. The development would not result in any change to the street facing elevation as the garage entrance door which would be retained for access to a storage area. No change is proposed at the rear of the dwelling as the original garage space already benefitted from a window within the rear elevation.

The development has already been undertaken and therefore the proposal is retrospective in nature. Additionally, the LPA has accepted that this particular submission has been made in relation to an occupant who has additional support needs and cognitive impairments.

SITE DESCRIPTION/CONTEXT

The site comprises a semi-detached, two storey dwelling built within an estate of comparable size dwellings which front onto a private roadway with frontage parking and garages from most dwellings. There are variations within the design of each dwelling, which provides for visual interest in the street scene.

The estate, whilst having a Purton address, represents a suburb of Swindon and is more associated with that town. Therefore, albeit within an urban setting characterized by built residential form, it lies within the open countryside as far as the adopted Wiltshire Core Strategies state.

There are no other known constraints on the site.

PLANNING HISTORY

Proposal / Summary
21/00946/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 3/3/2021 – conversion of garage to habitable accommodation
N/13/01615/REM - Reserved Matters Decision - Approve with Conditions Date: 6/12/2013 – Reserved Matters Application for First Residential Phase of Development Including the Erection of 218 Dwellings, With Associated Access, Car Parking and External Works Including Open Space, Landscaping and Associated Site Development.

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

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 comment to make

WC Highways: 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.

No further external changes are proposed beyond those already carried out, namely the widening of the rear opening and installation of replacement windows and French doors. These alterations are modest in scale, are in keeping with the dwelling, and do not result in any harm to the character or appearance of the property.

As such the proposed development is considered acceptable in terms of potential impact upon the character and appearance of the area.

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.

There are no external changes which would result in detrimental impact on adjoining or adjacent neighbouring occupiers and the use of the rear part of the internal space for habitable accommodation is not considered to result in noise or disturbance on residential amenity over that which can already be undertaken within the residential site, its garaging or amenity space.

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 would result in the loss of one internal parking space. However, it is noted that this 4 bed dwelling was permitted with only two designated parking spaces; one within the garage and one external, tandem space when the estate was originally built. However, the estate was permitted in this form as there is on-road parking and designated visitor parking areas for additional capacity.

Whilst the loss of this garage, may result in pressure for additional on-road parking, it is noted that Mill View is not an adopted highway, there are a limited number of dwellings which are served by this turning and that there is a range of on-street parking areas within the immediate vicinity of the dwelling along with visitor parking. Furthermore, the site is within walking and

cycling distance for a range of community services such as school and leisure facilities, retail and employment opportunities.

WC Highway Engineers have reviewed the application and they note that whilst the application comprises the loss of a garage parking space, due to the age of the property, it may not meet current standards for internal measurements and was constructed with now outdated specifications. Notwithstanding that position, there is no evidence that on-street parking is at capacity in this location and no objection is raised.

Furthermore, as previously reported, in this instance, the LPA has accepted that this application is in relation to the particular requirements of an occupant with additional support needs.

The proposed development would not result in any adverse impact on highway safety and 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, 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 retained in accordance with the following approved plans and documentation, all received on 11 June 2026

Application Form.

Location Plan.

Block Plan.

Existing and Proposed Floor Plans.

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

