

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

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| <b>APPLICATION REFERENCE:</b>   | PL/2026/03108                                                          |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                        |
| <b>SITE ADDRESS:</b>            | 19 Coleridge Close, Royal Wootton Bassett,<br>Swindon, SN4 8LD         |
| <b>DEVELOPMENT DESCRIPTION:</b> | Proposed single storey rear extension and two<br>storey side extension |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                             |

## PROPOSAL

The proposal seeks planning permission for a side extension over the existing garage and lounge to provide a bedroom and en-suite at first floor. To the rear of the side extension the existing conservatory is to be replaced with a rear single storey extension to provide and enlarged lounge / living space. Chosen materials include brick and tiles to match the existing.

## SITE DESCRIPTION/CONTEXT

Located within the defined settlement boundary for Royal Wootton Bassett, the application site forms part of a wider development from the 1970s. The property forms part of a row of 3 No semi-detached properties, 3 of which already having had similar extensions over the garages to the side of the dwellings. To the opposite side of the street, properties are also semi-detached however are all single storey.

The application site is not subject any relevant planning policy constraints:

## PLANNING HISTORY

n/a

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- 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**

Royal Wootton Bassett Town 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 proposed side extension is similar in size, scale and design to the surrounding extensions being set back from the front elevation with the existing flat roof of the garage altered to a lean-to against the new extension. To the rear the single storey extension has a gable form and extends approximately 3.6m to the rear. As noted above, materials are to match the existing property.

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 respect of the single storey rear extension, this replaces an existing conservatory albeit the conservatory has a greater depth than the proposal. The main openings face into the site with a high level window facing onto the boundary with No 18. Having regard to the single storey nature of the proposal and the orientation of the openings the proposal is not considered to result in an overbearing impact, overshadowing or result in unacceptable levels of overlooking.

In respect of the side extension, the proposal does not extend to the front or rear and is not considered to result in overlooking above that already in place from first floor windows. It is noted that the adjacent property has a first floor side window, which having regard to the floor layouts of the estate would serve a landing. Taking this into account, and that there remains a gap of approximately 3.3m between the window and flank elevation of the extension, it is not considered that the side extension would result in unacceptable levels of overshadowing or impact on the amenities of local 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 proposed extension provides for an additional bedroom however internal reorganisation, providing a family bathroom results in 3No bedrooms overall with no net gain. There is no proposal to alter the existing parking arrangements and plans show the existing garage retained.

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.

#### 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.**

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:

2344/1

Location plan

Received 27.05.26

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