

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03422
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Orchard, East Tytherton, Chippenham, SN15 4LT
DEVELOPMENT DESCRIPTION:	Demolition of side porch and rear conservatory and construction of single storey side and rear extensions, together with associated garage conversion/ change of use and general alterations.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition and replacement of an existing side porch and rear conservatory, the construction a single storey rear extension and the conversion of an integrated garage into additional habitable space.

- To the rear of the current integral garage a new extension infills an existing 'L' shape and measures approximately 6m x 4.5m .
- The existing rear conservatory is to be replaced with a solid extension on broadly the same footprint.
- The existing lightweight side porch is to be replaced with a solid extension on the same footprint
- The existing garage is to be converted into a bedroom and study

Chosen materials include recon stone and tiles to match the existing. Roofs are to be pitched and hipped in keeping with the existing bungalow.

SITE DESCRIPTION/CONTEXT

The property lies outside of the main settlement of East Tytherton on a good-sized plot with off road parking to the front and open countryside to the north and east. The property is single storey with storage above.

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

- East Tytherton Conservation Area

PLANNING HISTORY

n/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Bremhill Neighbourhood Development Plan

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

Bremhill Parish Council: No objection

Highways Officer: No objection

'The site is located with existing access onto Mauds Heath Causeway, a C classified section of public highway subject to a speed limit of 30mph. There are no proposed alterations to the access with the public highway.'

The proposals seek permission to demolish the existing conservatory and porch to allow for extensions to the living accommodation as well as further extension to the property to provide a new bedroom space to replace the conversion of an existing bedroom to a bathroom and for a garage conversion to provide a further bedroom and office space, this would raise the bedroom quantum of the property, however this would not alter the required parking provision. There is a parking area to the front of the dwelling which appears to have space for at least 3 vehicle parking spaces.

It is therefore considered that the proposals would not represent a significant traffic impact in terms of trip generation and that no highway objection be raised.'

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 conservation area

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The proposed extensions are designed to reflect the existing property in terms of form, scale and materials with matching materials and complementary roof forms. Taking the above into account and the set back from the main road the proposals are considered suitably subsidiary to the main dwelling and will have a neutral impact on the conservation area.

Having regard to the above, the proposal complies with the design principles set out in Core Policies 57 and 58 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.

The new extension to the east of the property will not impact on residential amenity as there are no neighbouring properties to this elevation. The porch and rear extension both replace existing structures, and whilst are of a more solid form are not considered to result in unacceptable overshadowing. It is noted that a new window is shown in the west side elevation however this is at ground floor and will therefore not result in additional overlooking of the property to the side.

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 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.

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 begun before the expiration of three years from the date of this permission.

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Received 29.05.26

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.