

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03211
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	90 Victoria Road, Devizes, SN10 1EU
DEVELOPMENT DESCRIPTION:	The proposed work would be to remove the existing conservatory at the back of the property and replace it with an single storey extension following the current line/width of the bungalow, continuing with the same brickwork and roofing of the current bungalow with bio folding doors to the rear.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the construction of a single storey rear extension.

SITE DESCRIPTION/CONTEXT

The application relates to a detached, single storey, brick built, bungalow, under an asymmetrical, tiled pitched roof, with upvc double glazing to the windows and doors. There is a single storey, utility and main entrance extension adjacent to the eastern side elevation.

There is a gravelled parking bay to the front of the property and a gravel and concrete, tandem driveway located to the eastern side of the dwellinghouse.

The rear garden is enclosed with timber fencing and there is a pent roof, timber shed in the south-western corner.

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

- *Setting of Conservation Area*

PLANNING HISTORY

Proposal / Summary
K/10115 – Extensions – Approved with conditions – 05.03.1987.
K/58323/F – New build conservatory – Approved with conditions – 17.04.2008.
K/37581 – The erection of single storey extensions – Approved with conditions – 30.07.1999.

LEGISLATION

Section 72(1) of The Planning (Listed Buildings and Conservations Areas) Act 1990

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Devizes Area Neighbourhood Plan July 2015 Referendum Version

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

Devizes Town Council: No objections.

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 and heritage assets

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. 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.

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 NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site lies outside of the conservation area boundary but is within the setting of The Devizes Victoria Road Quarter Conservation Area, which lies to the north-west of the site.

The proposed rear extension will continue the existing form of the bungalow southwards into the rear garden at the same ridge height as the existing bungalow. Ideally this addition would have been set down from the ridge to maintain some degree of subservience, however it is noted that the rear extension approved at No. 92 next door, approved under PL/2025/06053, gained Permission with the same roof design, continuing the main ridge line over the rear extension, with rooflights, which are also proposed in both roofslopes of the proposed extension and a further two in the existing eastern roofslope.

The proposed extension will project beyond the rear building line of the application property and this row of dwellings by circa 3.3m. This will be a relatively modest addition and will cover the footprint of the former conservatory, recently removed, prior to the site visit. The extension will extend across the width of the gable end of the dwelling. The linear massing from extending the existing property at the same ridge height, will be more prominent from the side elevations, but due to the layout of these properties positioned side by side, in a row, with gables facing to the front and rear, the side elevations will not be overtly prominent from within the site and neighbouring properties. It is noted that No. 88 has a rear conservatory, extending the rear building line of these dwellings.

The walls of the extension will be constructed from matching facing brick to those existing, comprising LBC Heathers bricks. The roof will be covered in Delta type, grey matching roof tiles; the bi-fold doors and the proposed rooflights will be framed in upvc, finished in grey. The rainwater goods will match those existing. Whilst CP58 aims to secure more traditional materials, these materials will match those on the existing dwelling and are considered to be acceptable. The materials will be secured by condition.

In view of the above, the proposed extension by reason of its materials and single storey nature is considered to have a neutral impact upon the immediate and wider area and is not considered to cause harm to the character and appearance of the area and the setting of the conservation area that would warrant a refusal.

Having regard to the above, the development is considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 proposed extension due to its position will be set in from the shared boundaries with the neighbouring properties. It will maintain the same gap to No. 88 on the western side as the removed conservatory and a sufficient separation distance of 4.9m will be retained to No. 92. The rear elevation of the extension will face the blank roofslopes of the properties to the rear of the site. This, together with the short projection of the extension and the roof form sloping away from these neighbouring properties at eaves level, will minimise any overbearing impact; loss of light or overshadowing to the residential amenity of the occupiers of the neighbouring properties.

The proposed rooflights are set within the proposed and existing roofslope which are considered not to result in overlooking to neighbouring properties that would warrant a reason to refuse the application.

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, 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.