

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03350
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	22 Laburnum Drive, Royal Wootton Bassett, Swindon, SN4 7HU
DEVELOPMENT DESCRIPTION:	First floor extension above existing garage and single storey rear extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a first floor, side elevation extension and a single-storey rear elevation extension across the rear of the dwelling and adjoining garage.

The first-floor extension would be set back from the front elevation of the property and with a lowered ridge line. Across the existing, flat roof porch and garage a hipped roof is proposed. The rear extension would have a flat roof.

First floor windows are proposed within both the front and rear elevations of the proposed side extension with windows and doors on the western (rear) elevation of the single-storey element. The proposed works would provide for enhanced habitable accommodation at ground floor level and an additional two bedrooms at first floor level. The integral garage would be retained. Matching elevational materials, roof tiles and fenestration are proposed

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey, detached dwelling set in a residential area of Royal Wootton Bassett. There is an architectural vernacular of brick built properties in this location, which are set back from the highway with open frontages; many have frontage parking in addition to the integral garages.

The adjacent dwelling to the north is of a different design, but is still echoed by other similar properties further south in Laburnum Drive.

The site lies within the settlement boundary of Royal Wootton Bassett but is outside of the designated Conservation Area and not in close proximity to any other heritage asset.

PLANNING HISTORY

Proposal / Summary
PL/2022/01609 - Householder planning permission Decision - Approve with Conditions Date: 26/5/2022 – Single Storey Rear Extension & Second Storey Side Extension.

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 61: Transport and New Development
- Core Policy 64: Demand Management

Royal Wootton Bassett Neighbourhood Plan – Made April 2018

Policy 7 – Design

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

Town Council: No objection

WC Highways No Objection

The proposal will increase the property from 3 to 5 beds and as such 3 off-street parking spaces are required. It is noted that the driveway has already been extended to provide for 3 parking spaces but not the dropped kerb. Append an Informative for details of how to apply to extend the dropped kerb.

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.

Principle of the Development and Site History

It is noted that the submission is the same as that submitted in 2022 (referenced in a preceding section of this report). That development does not appear to have formally commenced and therefore that permission fell away in 2025. However, some weight can be attributed to that permission. There have also been changes to national and local legislation since the time of the preceding application such as the updated Framework, the requirement of an uplift in Biodiversity Net Gain and the adoption of the Wiltshire Design Guide, but it is not evident that these changes would lead to a different recommendation in this instance.

It is also noted that there are no additional applications on adjoining or adjacent sites since the time of the preceding application, which would impact on the determination of this current proposal.

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 site lies wholly within the urban settlement of Royal Wootton Bassett and within the designated settlement boundary. The scale and bulk of the development is considered acceptable and not untypical of this type of development. The extension would be visible from the public realm at the front of the dwelling but is considered acceptable in terms of its visual impact within the street scene and upon the host property. The design of the proposed development is an acceptable form for both the host dwelling and the wider area and the matching elevational materials are considered sympathetic to the character and appearance of this part of Royal Wootton Bassett.

Since the time of the preceding application, the Council has adopted the Wiltshire Design Guide. However, the proposal is considered to accord with the general principles of that document.

A condition is recommended to ensure that the proposed materials are as stated can be added to any approval notice and is considered appropriate and necessary in this instance.

It is noted that the Town Council has raised no objections to the proposal or made reference to the Made Neighbourhood Plan.

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.

The proposed development is not considered to result in significant overlooking, loss of privacy or noise impact upon the adjoining and adjacent occupiers. The proposal would lead to a degree of overshadowing of the neighbouring property's side window. It is not considered that the overshadowing would be unacceptable due to the window being at first floor level and the separation distance that would remain. The proposed extension being set back and down from the existing dwelling is beneficial in this regard.

No letters of representation were received in relation to the proposal.

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.

Due to the increase in the quantum of bedrooms, the Council's Highway Engineers were consulted. There is no objection from that service as there is considered to be sufficient frontage parking to meet the needs of the enlarged dwelling in accordance with the Wiltshire Local Transport Plan.

An Informative is recommended to advise the applicant of the details of how to apply to extend the dropped kerb. This information can be appended to any grant of permission.

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

Since the time of the previous submission, there is now a requirement for development to deliver an increase in biodiversity.

However, 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 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:

Location Plan. Received on 27 May 2026

Block Plan and Parking Plan. Received on 11 June 2026

22/019. Existing and Proposed Elevations and Floor Plans. Received on 09 June 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 in material, colour and texture those used in the existing building.

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

Informative

The application involves an extension to the existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.