

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02915
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Byre Close, Cricklade, Swindon, SN6 6HH
DEVELOPMENT DESCRIPTION:	Proposed Rear Garden Room/Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey rear garden room/extension to the dwelling at 10 Byre Close, Cricklade. The extension would measure approximately 4.5m in length and 5.0m in width, with an eaves height of 2.1m and a maximum ridge height of 3.0m. The development would incorporate glazing within the south-facing side elevation and rear elevation, together with two rooflights within the roof slope. External materials would comprise random sized dressed stone to match the existing dwelling as closely as possible, composite slate roof tiles, and white uPVC windows.

Revised plans were submitted during the course of the application to address concerns relating to neighbouring residential amenity. These amendments removed the glazing previously proposed within the side elevation facing the neighbouring property and amended one rooflight within the north-facing roof slope to obscure glazing.

SITE DESCRIPTION/CONTEXT

The application site relates to a two-storey end of terrace dwelling located within the residential cul-de-sac of Byre Close, Cricklade. The property is constructed of natural stone under a pitched roof and benefits from an enclosed rear garden and large side garden. Surrounding development is predominantly residential in character, comprising similar dwellinghouses set within established plots in a relatively new housing estate. The proposal relates to the rear of the property and would be located within the existing domestic curtilage. The property has a courtyard garden, with submitted plans showing additional green space in its ownership to the side, wrapping around the front of the dwelling.

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

- None

PLANNING HISTORY

Proposal / Summary
N/02/00761/FUL - Full planning permission Decision - Refused Date: 28/8/2002 – ERECTION OF 23 DWELLINGS AND ASSOCIATED WORKS
N/02/02580/FUL - Full planning permission Decision - Approve with Conditions Date: 22/10/2003 – CONSTRUCTION OF 28 DWELLINGS INCLUDING THE CONVERSION OF COW BYRE TO 2 UNITS AND THE PROVISION OF 7 UNITS OF AFFORDABLE HOUSING

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 19 Royal Wootton Bassett and Cricklade Area Strategy
- Core Policy 57 Ensuring High Quality Design and Place Shaping

Cricklade Neighbourhood Plan 2026 Made March 2018

- Policy H3 Design of New Housing

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 comments received

REPRESENTATIONS

One comment was received from a neighbouring property with the following objections:

- Loss of natural light
- Overbearing and dominance
- Impact on outlook and visual amenity
- Potential impact on property value and enjoyment

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 rear extension has been designed as a subordinate addition to the host dwelling. Its scale, form and siting are considered appropriate to the existing property and would not appear as an incongruous feature within the plot. The use of random sized dressed stone to match the existing dwelling, together with composite slate roof tiles and white uPVC

windows and doors, would ensure that the development integrates satisfactorily with the appearance of the host dwelling.

Given its position to the rear of the property, the extension would have limited visibility from the public realm and would not result in harm to the character or appearance of the surrounding residential area. Whilst concerns were raised by a neighbouring occupier regarding the impact of the proposal, these relate primarily to residential amenity matters which are considered separately below.

Consideration has also been given to the proportion of the plot that would be occupied by the extension. Whilst extensions that result in a significant loss of private garden space can, in some circumstances, appear overly dominant within their plots, in this case the applicant's ownership includes an additional side garden area. As a result, the dwelling would retain a generous amount of usable outdoor amenity space and the proposal would not represent an overdevelopment of the site. The extension would remain proportionate to both the host dwelling and its overall plot.

Whilst Policy H3 of the Cricklade Neighbourhood Plan is principally directed towards new housing development, the proposal is considered to accord with the overarching aims of the policy by delivering a high-quality form of development that responds positively to the character of the immediate locality. The development respects the appearance of the host dwelling and preserves the character of the local area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy H3 of the Cricklade Neighbourhood Plan 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.

Loss of Light / Overshadowing

An objection has been received raising concerns that the proposed extension would result in a loss of natural light to the adjoining dwelling and garden. Whilst it is acknowledged that the extension will introduce additional built form along part of the shared boundary, the proposal is single storey in nature and incorporates a relatively low eaves height. The pitched roof has a shallow, low-profile form which assists in reducing its visual presence and minimising any potential overshadowing effects.

Having regard to the scale, height and siting of the extension, it is not considered that the proposal would result in a significant or unacceptable loss of light to neighbouring habitable rooms or private garden areas. Any impacts arising from the development would be typical of a residential extension of this nature and would not warrant refusal of the application.

Loss of Privacy

Concerns were initially raised regarding overlooking and loss of privacy resulting from the proposed side-facing glazing. During the course of the application, revised plans were submitted which removed the glazing from the side elevation facing the neighbouring property. In addition, the rooflights within the north-facing roof slope have been amended to obscure glazing.

These amendments have satisfactorily addressed the privacy concerns raised. The remaining glazing is located within the south-facing side elevation and rear elevation and is directed towards the applicant's own garden. As such, the proposal would not give rise to unacceptable overlooking or loss of privacy to neighbouring occupiers.

Overbearing Impact

Concern has been expressed that the extension would appear dominant and create a sense of enclosure due to its position adjacent to the shared boundary.

The proposal has been assessed having regard to its scale, height and siting. Whilst the extension would be visible from the neighbouring property and garden, it would comprise a modest single-storey addition with a low eaves height and shallow pitched roof. As such, it would not appear unduly dominant, overbearing or oppressive to neighbouring occupiers.

Taking all of the above into account, it is considered that the proposal would not result in unacceptable loss of light, loss of privacy, or overbearing impacts to neighbouring occupiers. The concerns raised by the neighbouring resident have been carefully considered; however, having regard to the amended plans and the scale and design of the development, the proposal is considered to have an acceptable impact on residential amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Other issues

The neighbouring occupier has raised concerns regarding the potential impact of the development on the value of their property. Whilst these concerns are noted, the effect of a development on private property values is not a material planning consideration and therefore carries no weight in the determination of this application.

In addition, concerns were raised regarding the loss of an existing view across to trees from the neighbouring property. The acceptability of the proposal is assessed on the basis of its impact on residential amenity, including whether it would result in an unacceptable overbearing effect, loss of light or loss of privacy. For the reasons set out above, it is not considered that the proposal would result in unacceptable harm in these respects.

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 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:

Existing and Proposed North Side Elevation, Location Plan and Block Plan; Received 20 July 2026

Existing and Proposed Elevations; Received 20 July 2026

Existing and Proposed Floor and Roof Plan; Received 20 July 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 unless otherwise stated on the approved plans.

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

4. Before the development hereby permitted is first occupied/brought into use, the roof light in the north elevation shall be glazed with obscure glass only to an obscurity level of no less than level 3 and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.