

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03795
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Haven, Stoneover Lane, Royal Wootton Bassett, Swindon, SN4 8QX
DESCRIPTION:	Proposed first-floor rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a first-floor rear extension. It would be erected atop an existing single-storey wrap-around extension sitting flush with the existing walls. Materials would reflect the existing, with matching brickwork walls and a gabled tile roof, with uPVC fenestration. The addition would provide an additional bedroom and replacement family bathroom. Fenestration would consist of two windows replicating the existing bathroom fenestration in size and style, located to the rear overlooking the private garden, and one additional window introduced to the south elevation serving the new bathroom.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as Haven. It has walls of brick, a gabled tile roof, uPVC fenestration in stone surrounds, side driveway and a rear garden. Its setting is characterised by its suburban surroundings and street scene. It is in the settlement boundary of Royal Wootton Bassett. There are no land-use designations or other constraints relevant to the proposed development.

PLANNING HISTORY

PL/2023/10769 - Single storey rear extension (APPROVED WITH CONDITIONS 02/02/2024)

PL/2023/10768 - Loft conversion with rear/side dormers (APPROVED 12/02/2024)

- Certificate of Lawfulness for Proposed Development

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Royal Wootton Bassett Neighbourhood Development Plan - Made 2018 (RWBNP):

- Policy 7: Design
- Royal Wootton Bassett: Design Guidance and Codes (RWBDGC) – by AECOM, April 2023

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Royal Wootton Bassett Town Council – No objection (09/07/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. Two letters of representation were made by one member of the public (2 x Object). The comments therein are summarised:

- That the annexe to rear of Home Farm has two skylights serving a living area, the privacy and natural light afforded to which would be impacted by the proposed extension; and
- That the proposed extension will impact the quality/amount of light to a first-floor window on rear elevation of Home Farm which would be approx. 1.35m from the side of the extension.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy (WCS) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide (WDG) expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

Similarly, the Royal Wootton Bassett: Design Guidance and Codes (RWBDGC) advises that extensions should not result in a significant loss to the privacy, solar access and amenity of neighbouring properties.

The closest neighbouring dwellings to the application site are Home Farm, 2 and 4 Goughs Way, and 72, 74 and 76 Parsons Way.

The development would increase the massing and bulk of the built form of the dwelling, but the degree of separation at the boundaries with neighbouring buildings Nos.2 and 4 and 72, 74 and 76 would not be materially reduced, thereby ensuring no unacceptable overbearing or overshadowing.

Additional first-floor window openings would be introduced on the south side and west rear elevation, directing views towards Nos. 2 and 4 and Nos.72, 74 and 76 respectively.

The distance wall-to-wall between the south side elevation and rear elevation of No. 2 and 4 would be approx. 20m, which in a back-to-back layout is usually sufficient to ensure no unacceptable loss of privacy (see 4.2.9 and 9.2.5 of the WDG). The back-to-back distance with Nos.72, 74 and 76 would exceed the 20m guideline. Having regard to the distances involved, intervening boundary features, and the suburban character of the area, where an amount of mutual overlooking is to be reasonably expected, the overlooking effect to Nos.2 and 4 and 72, 74 and 76 would be acceptable; however, it should be noted the proposed fenestration placement to the southern elevation would serve a bathroom which would be obscured glazed for privacy.

The extension would sit directly adjacent the boundary with Home Farm, where there is a first-floor window on the rear elevation. This window is not shown on the submitted plans but, during the site inspection, it was noted that the window placement mirrors the existing rear elevation of the application site. Each appeared to be equidistant from the centre line.

A representation suggests the distance from the window to side wall of the extension would be 1.35m, although it is unclear from which point this measurement was taken. Based on the plans, and the distance being equal, it would be approximately 1.65m to centre of the window.

Using either measurement, the extension would encroach within a horizontal 45-degree splay from the neighbour's first-floor rear window, which serves a habitable room. Using either measurement again, however, the gabled roof form of the extension would not appear to encroach within the vertical 45-degree splay.

Having regard to the fact the window is west facing, based on the evidence available, the extension would cause only some additional overshadowing and a minor loss of outlook. It is considered that it would not cause unacceptable harm to living conditions in terms of loss of natural light or outlook.

The extension would project 2m from the existing first-floor rear elevation. This is understood to position the rear-facing windows of the extension in closer proximity of rooflights on the neighbour's detached annexe outbuilding.

During the site inspection, the annexe was visited. The rooflights were fitted with roll-up blinds, one of which was stuck in a partially closed position, and provide light to a living-room type area.

There is, to some extent, a degree of overlooking from the application site's first-floor rear window into the closest rooflight. However, the additional projection of the extension would increase the angle of overlooking.

An annexe incorporates primary living accommodation usually found in a dwellinghouse but, as an ancillary use, it is not wholly independent. It is reasonable for its occupants to expect a lesser degree of privacy, particularly in a building like this that is directly on the boundary with a neighbour.

Therefore, although the effect of overlooking would potentially be increased to the closest rooflight, it would affect a living area only, rather than a bedroom or other more sensitive area, where any loss of privacy would not be unacceptable. Furthermore, any residual adverse effect would be capable of being managed by the annexe's occupants by way of curtains/blinds or the placement of obscure film over the existing glazing. The annexe's rooflights face due south, and the depth of the extension's projection would safeguard sufficient natural light for its occupants.

Having regard to the amenity concerns raised through representations, it is considered, for the reasons set out above, that the proposed development would not result in a level of unacceptable harm to the living conditions of either the occupants of the application property or neighbouring residents in terms of overlooking, loss of

privacy, outlook, overbearing impact, overshadowing, or loss of natural light that cannot be mitigated. In reaching this conclusion, regard has been had to the separation distances involved, the orientation and relationship of neighbouring buildings, the proposed use of obscure glazing to the first-floor bathroom window, and the suburban context within which a degree of mutual overlooking is reasonably expected. The proposal would therefore accord with Core Policy 57(vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, and the Royal Wootton Bassett Design Guidance and Codes, which seek to ensure that development safeguards the amenity of existing and future occupiers.

Design and local character and appearance

CP57 of the WCS requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Policy 7 of the Royal Wootton Bassett Neighbourhood Plan (RWBNP) seeks to ensure the design of new development respects the character of the area.

Appendix D of the WDG sets out expectations for delivering well-designed householder developments. The RWBDGC includes, among other things, similar design expectations for extensions and alterations to buildings. Both emphasise an expectation that extensions respect the character and appearance of the main dwellinghouse by, among other things, complementing its architecture and appearing subservient in size and scale.

The application site forms part of a semi-detached pair of dwellinghouses. Although the adjoining neighbour has been extended, the designed symmetry and cohesive architectural style prevail.

The development would extend over an existing single-storey extension, creating a bulkier appearance to the side elevation and altering the roof of the existing two-storey outrigger, which is presently symmetrical with the adjoining neighbours.

Although the symmetry of the rear elevation would be eroded, its value is less than that of the main front façade which would not be impacted. The bulk of the side elevation would be broken up by fenestration and the design of the extension, which features a gabled roof form and matching materials and details, would read as a subservient supporting addition and integrate well with the existing built form.

The development would not harm the character or appearance of the dwellinghouse or local area. This is subject to conditions to control delivery of the design to an

acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy 7 of the RWBNP and CP57 of the WCS.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Location plan, block plan, existing and proposed floor plans and elevations. 01.
Received 15 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.

4. The first-floor window in the south elevation serving the bathroom shall be fitted with obscure glazing prior to first occupation of the dwelling and shall thereafter be retained as such.

REASON: To safeguard the privacy and residential amenity of the occupants of the dwelling and neighbouring properties.