

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03880
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Whitehall Farm, Cricklade, Swindon, SN6 6HY
DESCRIPTION:	Single-storey extension to replace existing conservatory and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

An amended plan correcting a drafting error was received on 10 August 2026. The description of development was also amended with the applicant's agreement to ensure greater precision. As neither amendment materially altered the proposed development or its potential impacts, it was not considered necessary to undertake further consultation or re-notify interested parties.

The application seeks planning permission for a single-storey extension to replace an existing conservatory together with external alterations. The proposed extension would measure approximately 11.9m wide, 6m deep, with a maximum height of 3.2m. It would have render walls and a slate roof with flat top, with roof lanterns and uPVC fenestration. The proposed external alterations would insert a window and door into the west elevation.

SITE DESCRIPTION

The application site is a detached two-storey dwellinghouse known as Whitehall House. Its front elevation faces eastwards and features a double-fronted five-window range with central gabled porch. It has walls of render, gabled slate roofs, uPVC fenestration, and surrounding garden and structures. Its setting is characterised by the immediate farmstead complex and rural landscape surroundings. It is in open countryside of Cricklade Parish. Relevant designations and constraints include public bridleways (CRIC18 and CRIC20), non-designated heritage features recorded on the Swindon and Wilts HER (Whitehall Farm, MWI67541), North Meadow SAC 4.2km recreational buffer, Flood Zone 1 where there is a Risk of Flooding from Surface Water 1 in 100 + Climate Change (40%).

PLANNING HISTORY

No planning history has been identified that is material to the determination of this application.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 67: Flood Risk (CP67)

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

- Policy NE14: Trees, site features and the control of new development

Cricklade Neighbourhood Plan – Made March 2018 (CNP):

- Policy H3: Design of New Housing
- Policy H8: Foul Water Management, Flood Risk and Surface Water Management

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:

Cricklade Town Council – No objection (04/08/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 13 July 2026. No letters of representation were made by members of the public.

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.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy (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.

Appendix D of the Wiltshire Design Guide (WDG) expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which

could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

Whitehall House is an attractive double-fronted farmhouse “... which may have been 17th-century or early 18th, was renovated in the earlier 19th century as a four-bayed and two-storeyed house; a rear range was raised and given external access to an attic, a long two-storeyed service wing with cheese rooms and a dairy was built”¹.

It has been much altered, but its simple vernacular exterior and the design of its principal elevation (east) have considerable architectural merit.

The existing conservatory does not contribute positively to the site’s character or appearance, and its removal and replacement is therefore not objectionable.

The proposed extension is a large addition, approximately equivalent in footprint to the main historic range of the existing building (see: Lounge). However, it replaces the existing, fragmented arrangement of conservatories in a more coherent and complementary architectural form and would read as a subservient supporting addition to the existing dwellinghouse.

The render walls and slate roof coverings would reference the materials of the existing building, while the flat roof and contrasting pattern of fenestration provide a modern edge.

For these reasons, the development would respond positively to the site and not harm the character or appearance of the dwellinghouse or surrounding 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 CP57 of the WCS.

Residential amenity

Core Policy 57 (vii) of the 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 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.

The application site is located within a farmstead in common ownership. The closest neighbouring dwellinghouse is approx. 120m to north and known as The Farmhouse.

¹ 'Cricklade - Outer Cricklade', in *A History of the County of Wiltshire: Volume 18*, ed. Virginia Bainbridge (Woodbridge, 2011), *British History Online* <https://www.british-history.ac.uk/vch/wilts/vol18/70-108> [accessed 16 July 2026].

The proposed extension would increase the massing and bulk of the dwellinghouse, but there would be a vast degree of separation and intervening features to ensure it does not appear an overbearing or obtrusive addition. It would not cause a loss of outlook or overshadowing of neighbours nor material impact their privacy.

The proposed alterations would introduce additional ground-floor fenestration, where these would not cause neighbours to be harmfully overlooked.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

Drainage and flood risk

Parts of the site are identified as being at high risk of surface water flooding, notwithstanding the Flood Zone 1 designation. The application was not supported by a site-specific Flood Risk Assessment (FRA).

The PPG² advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues. Furthermore, based on available evidence, the development is located away from those parts of the site at greatest risk of flooding.

For these reasons, it would not conflict with Policy H8 of the Cricklade Neighbourhood Plan (CNP) or CP67 of the WCS.

Ecological matters, including the North Meadow SAC and Biodiversity Net Gain (BNG)

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

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

² PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

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. Received 19 June 2026.

Application Form. Materials. Received 19 June 2026.

Proposed Plans and Elevations. 400/RJM/2026/2 Rev A. Received 10 August 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.