

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04171
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Sherfields, Royal Wootton Bassett, Swindon, SN4 8HU
DESCRIPTION:	Erection of first floor front extension and garage conversion
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a first-floor front extension and a garage conversion. The proposed front extension would sit atop an existing single-storey front extension, it would have a gabled roof and materials and details would match those of the existing building; it provides for an enlarged bedroom. The garage conversion would be mostly internal, retaining the garage door and blocking up a small side window. The first-floor internal alterations would create a bathroom, with an external alteration to insert a window to east side elevation.

SITE DESCRIPTION

The application site comprises a detached two-storey dwellinghouse known as 5 Sherfields. The dwelling is constructed of brick with a gabled tiled roof and uPVC windows and doors. The principal elevation includes a projecting flat-roofed garage and porch. Externally, the property benefits from a front driveway and lawned garden, together with a private rear garden. The site occupies a prominent corner plot within an established residential estate. Its setting is characterised by the surrounding suburban form of development and the predominantly residential character of the immediate street scene. The site lies within the settlement boundary of Royal Wootton Bassett and is not subject to any site-specific planning designations or constraints relevant to the proposed development.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

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

- Core Policy 64: Demand Management (CP64)

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

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

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):

- Policy 7: Design
- Policy 12: Road safety, traffic and transport
- Royal Wootton Bassett: Design Guidance and Codes – 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 (03/08/2026).

Wiltshire Council's Highways Team – No objection, subject to condition, advising that three off-street parking spaces must be provided because four bedrooms would be retained, that the proposed parking arrangement is acceptable but would require bushes/trees to be removed to allow for the additional space and visibility, recommending conditions to secure the parking spaces and ensure adequate visibility (27/07/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. 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.

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 Wiltshire Design Guide (WDG) sets out expectations for delivering well-designed householder developments. The Royal Wootton Bassett: Design Guidance and Codes (RWBDGC) includes similar design expectations for extensions and alterations to buildings.

5 Sherfields is a two-storey post-war dwellinghouse on a corner plot of a suburban residential estate. Although dwellinghouse in the estate have been altered, creating some variation, the original intent and homogenous architectural style and layout are apparent.

Front extensions will rarely be acceptable because the front elevation is often highly visible and bears importance architectural features. They will also rarely appear subservient and may harm the character or appearance of an area where building lines or rhythm are defining features.

In this instance, the proposed first-floor extension would be positioned above an existing projecting garage and porch element. The extension would incorporate a gabled roof set below the dwelling's main ridgeline and would utilise materials and fenestration detailing to match the existing dwelling. Consequently, it would appear as a sympathetic addition that would respect the architectural composition of the host dwelling. Furthermore, projecting gable features are evident elsewhere within the surrounding street scene, including at No. 6 Sherfields and nearby properties within Vowley View, such that the proposal would not appear incongruous within its context.

The garage conversion would involve only limited external alterations, including the infilling of a small side window whilst retaining the existing garage door. These changes would have a negligible effect on the appearance of the dwelling. Similarly, the proposed window within the eastern side elevation would be a modest alteration that would integrate satisfactorily with the existing building.

For these reasons, the proposed development would preserve the character and appearance of both the host dwelling and the surrounding area. Subject to conditions

securing appropriate materials and implementation, the proposal is considered to accord with the design objectives of Policy 7 of the RWBNP, Core Policy 57 of the WCS, and the relevant guidance contained within the WDG and RWBDGC.

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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

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.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

The closest neighbouring dwelling to the application site is 6 Sherfields.

Outlook/ Loss of Privacy

The proposed first-floor extension would not result in an unacceptable loss of outlook for neighbouring occupiers. Although it would add to the front elevation, it would maintain the existing relationship with No. 6 and would not project to a degree that would materially affect neighbouring outlook. The proposed bathroom would require a new window in the eastern side elevation. This window would face towards the side of the neighbouring dwelling, which contains only a small ground-floor window. To protect privacy and prevent any future overlooking issues, a condition is recommended requiring the window to be obscure glazed. This would ensure the privacy of both neighbouring occupiers and future residents of the dwelling.

Loss of Light / Overshadowing

The proposed first-floor extension would be constructed above the existing garage and porch projection and would not extend to a depth or height that would result in a significant loss of light to neighbouring properties. In particular, the proposal would not materially affect the first-floor windows serving No. 6 Sherfields. Furthermore, these windows are north-facing and therefore already receive a more limited level of direct sunlight. Accordingly, the proposal would not give rise to unacceptable overshadowing or loss of light.

Overbearing Impact

The proposed extension would introduce additional massing and bulk to the front elevation of the dwelling. However, it would retain the existing relationship with the adjoining property and would not appear unduly dominant or overbearing when viewed from neighbouring land. Its scale, siting and design are such that it would remain proportionate to the host dwelling and compatible with the established pattern of development.

Noise and Disturbance

The proposal comprises alterations and extensions to an existing dwellinghouse and would not introduce any use or activity beyond that normally associated with residential occupation. As such, the development would not give rise to unacceptable levels of noise or disturbance for neighbouring occupiers.

National Space Standards

Whilst the proposal would increase the overall floorspace of the dwelling through extensions and internal alterations, the number of bedrooms could remain at four. The development would result in internal accommodation exceeding the minimum space standard for a four-bedroom, eight-person dwelling by approximately 22 square metres. Accordingly, the dwelling would continue to provide a good standard of accommodation and living conditions for future occupiers.

For the reasons given, and subject to recommended conditions, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land now or in the future, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS."

Highway matters

The existing bedroom quantum of the application site is four bedrooms. The existing garage has internal dimensions below adopted minimum size standards, so it does not count as an allocated parking space, while the existing driveway can provide off-street parking for two vehicles.

The development would not increase the bedroom quantum nor cause a loss of parking provision. The submitted block plan suggests a parking space could be created over the site's lawn.

Wiltshire Council's Highways Team raised no objection, subject to conditions aiming to secure the creation of an additional parking space and removal of the bush/trees to ensure adequate visibility.

Having had regard to the Highways Team's advice, the conditions are not considered to meet the tests. In particular, they would fail the test of necessity as the development would not materially affect the existing parking/access arrangements.

For these reasons, the development would not cause severe or unacceptable harm to highway safety. Accordingly, it would not conflict with Policy 12 of the RWBNP or CP57(xiv), CP61, CP62 or CP64 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:

Application Form. Materials. Received 6 July 2026.

Location Plan. Received 6 July 2026.

Block Plan. Received 6 July 2026.

Existing-Proposed. 26/3477/02. Received 6 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. The window hereby permitted at first floor on the east side elevation shall be glazed with obscure glass only to an obscurity level of no less than level 3. The lower light of the window shall be permanently fixed shut or fitted with a ventilation stay restricting its opening to no more than 100mm. The windows shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and privacy.