

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04030
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Crosstrees, Plough Lane, Kington Langley, Chippenham, SN15 5PW
DEVELOPMENT DESCRIPTION:	Proposed kitchen, study and porch extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey extension to the south-east (front) elevation of the dwelling. The extension is intended to increase the internal living accommodation and provide a porch entrance. The proposed materials would match those of the existing dwelling, with the addition of timber cladding within the pitched roof above the porch.

A window would be retained on the south-east elevation of the extension, while two additional windows are proposed on the north-east elevation. Further glazing is also proposed above the entrance door within the pitched roof to provide additional natural light.

The proposed extension would not project beyond the northern side of the existing front elevation of the dwelling.



Existing Elevations and Block Plan



Proposed Elevations and Block Plan

SITE DESCRIPTION/CONTEXT

The application site contains a single-storey rendered bungalow with a pitched tiled roof. To the front of the dwelling is a garage and parking area, with a pathway providing access to the main entrance. The front garden extends to approximately 26 metres and is predominantly laid to lawn, with a well-established hedge forming the south-eastern boundary.

To the rear, the property benefits from a private garden, which is also largely laid to lawn and enclosed by established hedgerows and timber panel fencing.

The application site is located adjacent to, but outside of the Kington Langley Conservation Area.

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
15/06327/FUL	Front and side extension to bungalow to provide two additional bedrooms and ensuite, demolition of existing attached garage and construction of replacement detached garage	Approved with Conditions August 2015

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Kington Langley Parish Council: No comments received.

REPRESENTATIONS

The application was publicised by direct neighbourhood letter and site notice erected at the application site. No representations have been made.

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 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 extension is proportionate to the scale of the existing dwelling and will not project beyond the extent of the existing south-east elevation. The proposed materials will closely match those of the existing dwelling, ensuring that the overall visual appearance and

character of the property are maintained. Whilst the introduction of timber cladding within the pitched roof element represents a new material, it is considered complementary to the overall design and will enhance the visual interest of the extension without appearing incongruous. The proposed windows and doors will be designed to match those of the existing dwelling, further contributing to a cohesive and sympathetic appearance.

The extension is located to the front of the dwelling; however, the property benefits from a substantial and well-established boundary hedge along Plough Lane which significantly screens views of the site from the public realm. As a result, the proposed development would have only a limited presence within the street scene. Given its modest scale, sympathetic design and use of materials to match the existing dwelling, the extension is considered to integrate satisfactorily with the host property and would not result in harm to the character or appearance of the surrounding area

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 property most likely to be affected is Graygarth, which lies to the north-east of the application site. The proposed extension would project approximately 4.4m beyond the nearest part of the neighbouring dwelling and would be positioned around 1.3m from the shared boundary. However, the extension would remain single storey in form with eaves about 2.3m high and a pitched roof sloping away from the neighbouring property, which significantly reduces its visual mass when viewed from Graygarth. Furthermore, given the south-easterly orientation of the dwellings, the proposal is not considered likely to result in unacceptable overshadowing or loss of light. The side elevation of Graygarth also appears largely devoid of openings, limiting any impact on outlook or amenity.

Taking the above into account, it is considered that the proposal would not result in an unacceptable overbearing impact, nor would it cause significant harm to the residential amenity of neighbouring occupiers.

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

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site is located outside, but in proximity to, the Kington Langley Conservation Area. Therefore, the potential effect of the proposal upon the setting of the Conservation Area has been considered.

The proposed extension is modest in scale and would utilise materials that closely match those of the existing dwelling. In addition, the dwelling is set back from Plough Lane behind a mature boundary hedge which substantially screens views of the property from the public realm. As a result, the extension would have limited visibility within the wider street scene and would not adversely affect the setting, character or appearance of the nearby Conservation Area.

The proposal is therefore considered to accord with Core Policy 58 of the Wiltshire Core Strategy and the relevant heritage provisions of the NPPF.

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 acceptable in terms of its scale, design and appearance. It would not result in unacceptable harm to the character or appearance of the

area, the setting of the nearby Kington Langley Conservation Area, or the residential amenity of neighbouring occupiers. The proposal is therefore considered to comply with the relevant policies of the development plan and is recommended for approval subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. FULL PLANNING PERMISSION -COMMENCEMENT 3 YEARS

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. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan, Block Plan, Existing Elevations and Floor Plan 400/RJM/2025/1 received 09 July 2026
- Proposed Block Plan, Elevations and Floor Plan 405/RJM/2026/2 received 26 June 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The external materials to be used in the development hereby permitted shall match those of the existing dwelling as specified within the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the character and appearance of the area and to ensure a satisfactory form of development in accordance with Core Policy 57 of the Wiltshire Core Strategy