

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Farthings, 8 Fortunes Field, Broad Hinton, Swindon, SN4 9PW
DEVELOPMENT DESCRIPTION:	Erection of a single Storey Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a small garden room at the inner angle of this “L” shaped dwelling and on the southern side of the property. The garden room would provide for additional space to the main living area of the property. It is also proposed to install a raised walkway around the new structure, which would be level with the finished floor level of the property. This walkway would extend across the rear of the dining room and incorporate a shallow flight of steps leading down into the garden.

The structure would measure approximately 4.3m wide by 3m deep with the eaves being above that of the existing property. The flat roof would have a central glazed roof lantern with overall height of the structure from ground level not exceeding 3.6m. The external walkway and balustrade would be parallel with the existing projection on that corner of the property and then wrap around the new room and provide level access out from the dining room. The stepped access would be located on the south-eastern corner of the site.

The structure would be formed of Bekstone Oolite, rubble stone elevations with large, glazed openings on each external side. The dwarf wall below the proposed development would match the existing materials. The balustrade would be glazed with metal posts and rails.

The development would provide for additional footprint to existing habitable accommodation only.

SITE DESCRIPTION/CONTEXT

8 Fortunes Field, is a detached bungalow situated at the eastern end of a small cul-de-sac within the defined settlement boundary of Broad Hinton. The property benefits from a large, private garden which encircles the property. The adjacent dwellings in this turning are of a similar design and are all single storey with other two storey properties within the vicinity.

Broad Hinton does benefit from a designated Conservation Area, but this is some way from the application site. However, the whole of Broad Hinton is washed over by the North Wessex Downs National Landscape.

PLANNING HISTORY

Proposal / Summary
PL/2026/01972 - Lawful development: Proposed use Decision - Refuse Date: 14/5/2026 – Single storey rear extension.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

North Wessex Downs Management Plan 2025-30

CONSULTATION RESPONSES

Broad Hinton and Winterbourne Parish Council: No objection

REPRESENTATIONS

No comments were received.

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 development would have limited views from the public realm, due to its siting in the inner angle of this "L" shaped property and it facing away from the main entrance into the site and towards the open fields which bound the eastern side of the settlement in this location.

The scale, bulk and design and considered acceptable and would not unduly impact upon the visual aesthetics of the original property. The proposed materials are considered suitable and would help assimilate the development into the site and setting.

A condition to ensure that the works are undertaken in accordance with the approved plans and materials can be appended to any grant of permission.

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 proposed development is not considered to result in any significant impact from overlooking or loss of privacy upon adjacent neighbouring occupiers of the south of the site, over that which can already be undertaken from openings in this southern side of the site. The open walkway would not be any closer than the existing property where it projects south.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The whole of the settlement of Broad Hinton is washed over by the North Wessex Downs National Landscape. However, this additional built form would be seen against the backdrop of the host dwelling and is not considered to detract from the special qualities of the character and appearance of the rural landscape. It is noted that there is a Public Right of Way which crosses the adjacent field to the east of the site, but at its nearest point this is approximately 100m from the site boundary.

The proposal, by virtue of its scale, siting, and design, would not be prominent in wider landscape views and as such would not harm the special qualities or scenic character of the North Wessex Downs Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF in conserving and enhancing the National Landscape.

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 the interests of highway safety, heritage, 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

Application Form. Received on 22 June 2026
001 24/05/2026 Full Plans. Received on 22 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 be as stated on the documents and plans hereby approved.

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