

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03076
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 The Beeches, Lydiard Millicent, Swindon, SN5 3LT
DESCRIPTION:	Extensions and alterations to dwellinghouse, including roof extension to accommodate loft conversion, and erection of detached outbuilding
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were accepted on 13 July 2026, and the description of development was amended by agreement for conciseness only, with the applicant's agreement. The revisions related to minor matters, and it was not necessary to renotify interested parties on that basis.

The application seeks planning permission for extensions and alterations to the dwellinghouse, including side extensions to replace existing utility and garage and rear extensions to replace existing conservatory; a roof extension (ridge raised by approx. 1.5m) to accommodate a loft conversion, and erection of a detached outbuilding in rear garden (would measure approx. 7.6m wide, 4.6m deep, 2.5m eaves and 3.77m ridge).

SITE DESCRIPTION

The application site is a detached single-storey dwelling known as 21 The Beeches. It has brick walls, a gabled tile roof, uPVC fenestration, a front driveway, and a rear garden. Its setting is characterised by the surrounding residential cul-de-sac, composed of an outer ring of primarily two-storey dwellinghouses and an inner ring of primarily single-storey bungalows. It is in open countryside between the hamlet of Lydiard Green (west) and the small village of Lydiard Millicent.

Relevant designations and constraints include the North Meadow SAC 9.4km recreational buffer, and the site is located in Flood Zone 1, with no indicated surface water flooding events identified.

PLANNING HISTORY

The site holds no recent relevant planning history.

Other Relevant Planning History

PL/2024/00649 (19 The Beeches) - Proposed Side and Rear extension and new roof over accommodate rooms in the roof (APPROVED WITH CONDITIONS 23/05/2024).

N/03/01990/FUL (23 The Beeches)- ALTERATIONS TO FORM ROOMS IN ROOF AND DETACHED GARAGE (Approve with Conditions 27/08/2003)

PL/2021/09418 (13 The Beeches) - Erection of single storey front, rear and first floor extensions and replacement roofs with roof lights (REFUSED 03/03/2022).

- APP/Y3940/D/22/3299672 – Appeal against refusal (APPEAL DISMISSED 03/11/2022).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- Core Policy 52: Green infrastructure (CP52)
- 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

Lydiard Millicent Neighbourhood Plan – Made May 2021 (LMNP):

- LM1: Managing Design in Lydiard Millicent

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:

Lydiard Millicent Parish Council – No comment (06/07/2026).

Wiltshire Council's Highways Team – No objection (02/07/2026).

Wiltshire Council's Ecology Team – No objection, subject to conditions (15/06/2026).

Wiltshire Council's Arboricultural Officer – No objection, subject to condition

Initially advised no objection in principle but further information required in respect of the construction process for the proposed outbuilding in proximity of trees (14/07/2026).

Following additional details, advising that sufficient information about tree protection has been provided and that works should proceed in compliance with the details (13/08/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. One letter of representation was made by a member of the public (1 x Object). The comments therein are summarised:

- That The Beeches has a distinctive horseshoe-shaped layout and coherent building rhythm where changes to roof form, scale and massing have greater potential to cause visual harm;
- That planning history at 13 The Beeches and 19 The Beeches is relevant in relation to design and visual amenity considerations;
- That the development substantially enlarges the original bungalow and would appear dominant and alter the rhythm and uniformity of The Beeches;
- That the development would increase overlooking of neighbouring properties to the detriment of their privacy, including No.7; and
- That the Local Planning Authority should use conditions to ensure the outbuilding remains incidental to the main dwellinghouse rather than an independent residential use.

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.

LM1 of the Lydiard Millicent Neighbourhood Plan (LMNP) requires all new development to sustain and enhance the distinctiveness of the village.

Appendix D of the Wiltshire Design Guide (WDG) supports the delivery of well-designed householder developments. It advises, among other things, developments should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building, appearing as a subservient, supporting addition and fitting into the general street scene.

The Beeches is a wholly residential cul-de-sac of about thirty dwellings set apart from and to the west of the main settlement area of Lydiard Millicent. Because of its location, the cul-de-sac forges its own identity separate from any other townscape influences. The representation received indicates that its distinctive character is valued.

An Inspector, dealing with an appeal at nearby 13 The Beeches, previously said of the area that:

... the locality is given a strong sense of place and local distinctiveness on account of the inner horseshoe of the G-shape being purposely arranged with various detached bungalows ... set within fairly spacious plots... This layout of low-rise properties provides for a pleasant and open residential character within the inner ring of the cul-de-sac where the gardens and planting tend to draw the eye in views across as much as the buildings.

No.21 The Beeches (the application site) lies within the 'inner horseshoe' and is typical of the low-rise properties that characterise this part of the area. It has considerable depth, compared to its neighbours, but retains a spacious character to its plot.

The development would increase the massing and bulk of the dwellinghouse and most noticeably by increasing the height and angle of its roof, albeit retaining its present eaves. This would give the dwellinghouse greater emphasis in the street scene, but it would sit between No.19 (altered and shown indicatively on the plans) and No.23, both of which read as one-and-a-half storey chalet-style bungalows.

The development would complement the scale and roof designs of the dwellinghouses on either side, fitting into the general street scene and this part of the inner horseshoe. Furthermore, in terms of its footprint, it would remain proportionate to its plot.

The replacement flat roof of the existing side extension would integrate reasonably well with the eaves line, while the replacement garage extension would have a complementary gabled roof with a subservient ridge. The rear extensions would integrate well with the existing building and roof lines, while a flat-roofed corner would respond to the altered eaves lines.

An abundance of rooflights would clutter the roof surfaces, but this would not be detrimental to the area's character or appearance. The other associated alterations to the dwellinghouse are in complementary details or materials.

The proposed outbuilding is sited discretely and of modest scale and proportions. As a garden structure, it would read as a subservient supporting addition to the site.

The site and adjacent land contain trees that contribute to the visual amenity of The Beeches. Their rooting and canopy spreads have the potential to be impacted by the development. Wiltshire Council's Arboricultural Officer (AO) requested further information to understand the effects of the development upon trees, particularly on adjacent land in proximity of the outbuilding.

The applicant provided an amended site plan which identifies the level of encroachment into root protection areas and sets out measures for ground protection and materials storage during the construction phase. The AO's advice confirms the details provided would ensure the development makes appropriate provision for the preservation of trees in Line with Core Policy 51, which should be secured by condition.

For these reasons, the development would have an acceptable effect on the character and appearance of the dwellinghouse and 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 LM1 of the LMNP, as well as CP51 and CP57 of the Wiltshire Core Strategy.

The development plan remains broadly aligned with the national guidance at DP3 and 4, as well as NDMP N2(d) of the NPPF, in so far as it relates to achieving well-designed places and conserving and enhancing the natural environment in assessing design quality, and existing natural features, which would not therefore lead to a different conclusion.

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 closest neighbouring dwellings to the application site are Nos. 7, 9, 19 and 23 The Beeches.

The extensions and alterations to the dwellinghouse would increase its massing and bulk; however, it would maintain gaps from the boundaries of the curtilage sufficient to ensure it would not appear unduly overbearing or obtrusive for occupants of neighbouring land. Furthermore, it would not cause an unacceptable level of overshadowing of neighbouring land or loss of outlook from neighbour's windows.

The proposed outbuilding would replace an existing, albeit smaller, outbuilding in a similar location which is adjacent the boundaries with No.23 and No.7. However, the proposed outbuilding would be a modest single storey structure that would not appear unduly overbearing nor is it likely to be used in a way that would harm the amenities enjoyed by occupants of neighbouring land.

The roof extensions and alterations to the dwellinghouse introduce a first-floor level, with a considerable number of rooflights and new windows. The majority of the rooflights would direct views west towards No.19 and east towards No.23. The proposed window to south-facing gable end would direct views towards No.7. The proposed north-facing gable end window would overlook the street.

The overlooking effect on No.23 would not cause an unacceptable loss of privacy to rear outdoor amenity areas, having regard to the distances, orientation and intervening features. However, rooflights on the northern end and east-facing roof slope could provide views into first-floor dormers at No.23. A condition is recommended to control the obscure glazing and restrict opening of rooflights 8, 9, 10 and 11.

The overlooking effect on No.19 would be considerably more, the rooflights numbered 16, 17, 18 and 19 on the elevations causing considerable loss of privacy to the outdoor amenity space of No.19, and rooflights 14 and 15 potentially providing views into first-floor rooms. A condition is recommended to control the obscure glazing and restrict opening of the relevant rooflights.

The south-facing gable end window would cause some overlooking of No.7. Boundary foliage would provide some screening and, albeit not something the Local Planning Authority can control in perpetuity, it is in control of the occupants of No.7. In any case, the orientation and distance between dwellings would minimise the effect. Furthermore, having regard to the size and sensitivities of the outdoor amenity areas

of No.7, the effect on the privacy afforded to its occupants would not be wholly unacceptable.

Given the development facilitates a first-floor level, and additional openings have the potential to harm the privacy afforded to neighbouring dwellinghouses, a condition has been recommended to ensure the Local Planning Authority can consider individually whether permission should be granted for new first-floor openings other than those on the approved plans.

For the reasons given, and subject to recommended conditions, the development would not cause unacceptable harm the standard of amenity enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable 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.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF, in so far as they are relevant to design and living conditions, which would not therefore lead to a different conclusion.

Ecological matters, including Biodiversity Net Gain (BNG)

The application site is a 20th century dwellinghouse in reasonable condition; during the site inspection, no defects were noted which indicated a high suitability for roosting bats. Furthermore, the surrounding area is demonstrably suburban, albeit with some foliage suitable for roosting, foraging or commuting bats.

Wiltshire Council's Ecology Team (ET) raised no objection subject to conditions. It is understood that the risk of adverse impacts to protected species is low based on the evidence available, providing the Local Planning Authority with reasonable certainty on which to make an informed decision.

No habitat would be removed by the development and, as there is reasonable certainty that no protected species would be harmed, there would be no net loss in local biodiversity. Therefore, while ET recommend conditions to secure mitigation or enhancement, such a condition would not meet the tests.

ET also recommend a condition to control new lighting within the site to avoid harm to bats. The site is already in residential use, within a built-up suburban estate, where the LPA has limited control over domestic lighting. Such a condition is, therefore, not considered to meet the tests.

The site is within the recreational buffer zone of the North Meadow and Clattinger Farm Special Area of Conservation (SAC), where Wiltshire Council has published an 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 also 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.

For the above reasons, the development would not harm features of importance to nature conservation or local biodiversity. It would not, therefore, conflict with CP50 of the WCS.

Highway matters

The development would increase the bedroom quantum on site, but the plans demonstrate that parked vehicles can be accommodated in accordance with adopted parking standards. No objection is raised by Wiltshire Council's Highways Team, and the development would not cause unacceptable harm to highway safety.

Other matters

The representation received has suggested that the Local Planning Authority should use conditions to ensure the outbuilding is used for purposes incidental to the dwellinghouse, to ensure it is not used as an independent residential unit.

Planning permission has been sought using the householder application route, which does not permit a change of use. Permission would therefore be granted for an outbuilding incidental to the use of the dwellinghouse. Any subsequent use of the outbuilding as an independent unit of residential accommodation would require further planning permission and, therefore, a condition is unnecessary.

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. Y26-105-6. Received 13 May 2026.

Proposed Elevations. Y26-105-5 Rev A. Received 9 July 2026.

Proposed Ground Floor Plan, Section and Proposed Outbuilding Elevations and Plans. Y26-105-3 Rev A. Received 9 July 2026.

Proposed First-floor Plan and Section. Y26-105-4 Rev A. Received 9 July 2026.

CORE Tree Root Protection Panels. Received 5 August 2026.

Proposed Site Plan. Y26-105-7 Rev D. Received 12 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.

4. The development shall not be carried out other than in accordance with the tree protection measures contained in the approved plan No. Y26-105-7 Rev D (Proposed Site Plan) and the approved ground protection details (CORE Tree Root Protection Panels). The ground protection shall be provided within the Root Protection Area of all retained trees on the site and adjacent land before development commences and shall be retained for the duration of the construction phase.

REASON: To ensure appropriate provision is made for the preservation of trees in the interest of visual amenity and in exercise of the duty under S197 of the Town and Country Planning Act 1990.

5. The rooflights hereby permitted, numbered 8, 9, 10, 11, 14, 15, 16, 17, 18 and 19 on the approved plan No. Y26-105-5 Rev A (Proposed Elevations), shall be

glazed to an obscurity level of no less than level 3 and fixed with a ventilation stay restricting the opening of the window to no more than 100mm. The rooflights shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and privacy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no window, dormer window, rooflight or other form of opening, other than those shown on the approved plans, shall be inserted above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy