

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

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| <b>APPLICATION REFERENCE:</b>   | PL/2026/03420                                                                  |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                                |
| <b>SITE ADDRESS:</b>            | 34 Bakers Field, Lyneham, Chippenham, SN15 4NN                                 |
| <b>DEVELOPMENT DESCRIPTION:</b> | Single storey front extension and retrospective approval for garage conversion |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                                     |

## PROPOSAL

The application seeks planning permission for a single-storey front extension and retrospective consent for the conversion of the former garage to habitable accommodation.

The front extension would provide additional entrance and WC accommodation and would be positioned within the existing front building line. The garage conversion has been undertaken within the existing footprint of the dwelling and provides an additional dining room.

Both elements of development would be finished in materials to match the existing dwelling.

## SITE DESCRIPTION/CONTEXT

The application site relates to No. 34 Bakers Field, a semi-detached two-storey dwelling located within a residential cul-de-sac in Lyneham. The property is constructed of red brick with a tiled roof and white uPVC windows and doors. An attached garage, which forms part of the original dwelling, has been converted to habitable accommodation. The site benefits from off-street parking to the front and a modest private rear garden.

The surrounding area is predominantly residential in character, comprising a mix of detached, semi-detached and terraced dwellings arranged along Bakers Field. Nos. 34 and 35 occupy a set-back position within the cul-de-sac, distinct from the main building line of the street.

The site is located on the north-western edge of the defined settlement boundary of Lyneham and backs onto Ministry of Defence land associated with MOD Lyneham. Vehicular and pedestrian access is taken from Bakers Field.

The site is not subject to any statutory landscape, heritage, ecological or other designated planning constraints.

## PLANNING HISTORY

| Proposal / Summary                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------|
| N/94/01688/FUL - Full planning permission Decision - Approved Date: 7/11/1994 –<br>ERECTION OF 5 NO DWELLINGS 5 NO DWELLINGS |

|                                                                                                                                                                                                                 |
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| N/94/02474/FUL - Full planning permission Decision - Approved Date: 3/2/1995 –<br>REVISION OF N/94/1688/F - AMENDED DESIGN/PARKING LAYOUT AND<br>LANDSCAPING FOR UNIT 1 PLOT 31 ONLY EXTENSION/ALTS PLOT 1 ONLY |
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## 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
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Lyneham and Bradenstoke Neighbourhood Development Plan Made October 2021

- Policy 2- Design

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

## CONSULTATION RESPONSES

Parish/Town Council: No comment.

Highways: 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 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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The proposed front extension is modest in scale and would be contained within the existing front building line of the dwelling. The extension would appear subordinate to the host dwelling and, by virtue of its scale, siting and design, would not result in a prominent or incongruous addition. The retrospective garage conversion has been undertaken within the existing built form of the dwelling and does not materially alter its overall appearance within the street scene.

The proposed external materials would match those of the existing dwelling, ensuring that the development integrates with the host property. Given the varied residential character of Bakers Field, comprising a mix of detached, semi-detached and terraced dwellings, the development would not appear out of keeping with the surrounding area or detract from the established character of the street scene.

Having regard to its scale, design, appearance and use of matching materials, the proposal is considered to represent a proportionate addition to the dwelling that respects the character and appearance of both the host property and the wider area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy 2 of the Lyneham and Bradenstoke Neighbourhood Plan, Appendix D of the Wiltshire Design Guide and the NPPF.

### 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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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.

### *Loss of Light / Overshadowing*

Particular regard has been had to the relationship between the application property and the adjoining dwelling at No. 35 Bakers Field. Given the single-storey scale of the front extension, its position within the established front building line and its limited projection, the proposal would not result in any unacceptable loss of light, outlook or amenity to neighbouring occupiers. Furthermore, the garage conversion has been undertaken entirely within the existing built form of the dwelling and does not introduce additional overlooking opportunities or other adverse amenity impacts.

### *Loss of Privacy*

The development would not introduce any upper-floor accommodation or additional opportunities for overlooking beyond those already associated with the existing dwelling. As such, the proposal would not result in any unacceptable loss of privacy to neighbouring occupiers.

### *Overbearing Impact*

By reason of its single-storey scale, limited footprint and position within the existing front building line, the extension would not appear unduly dominant or overbearing when viewed from neighbouring properties. The retrospective garage conversion has been undertaken within the existing built form and therefore gives rise to no overbearing impacts.

No objections have been received from neighbouring properties in respect of residential amenity.

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

### 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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

The application site is accessed from Bakers Field, an unclassified residential cul-de-sac subject to a 30mph speed limit. No alterations are proposed to the existing access arrangements.

The proposal comprises a single-storey front extension and the retrospective conversion of the former garage to habitable accommodation. The development does not increase the number of bedrooms within the dwelling and is therefore not considered to generate an increase in parking demand. The site retains a frontage parking area capable of accommodating two vehicles, which accords with the Council's adopted parking standards.

Wiltshire Council Highways Officer has raised no objection to the proposal, noting that it would not result in a significant increase in trip generation and would have no adverse impact on the local highway network.

No representations have been received raising concerns relating to highways, traffic generation or parking.

The proposed development would not result in any adverse impact on highway safety. Adequate parking provision is retained, and the existing access arrangements remain 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.

#### 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, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

### **RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.**

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.

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

Existing/Proposed Garage Conversion Elevations and Floor Plans; DWG No. 1; Received 9 June 2026

Existing/Proposed Elevations, Floor Plan, Block Plan and Location Plan; DWG No. 1;  
Received 9 June 2026  
Application Form; Received 26 May 2026

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

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.