

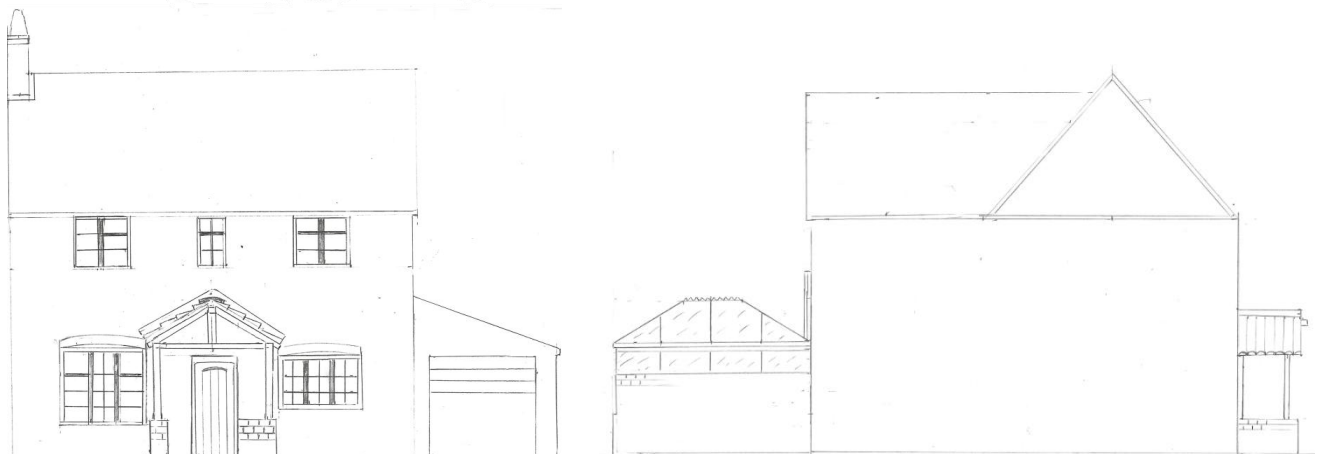
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04041
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	100, Bradenstoke, Chippenham, SN15 4EL
DEVELOPMENT DESCRIPTION:	Construction of an open-fronted porch to the principal elevation of the dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the retention of an open fronted porch to the principal elevation of the dwelling. The application is submitted on Householder application forms.

The extracts below demonstrate the appearance of the porch on the main building:



Front and side elevations

The porch is situated on the principal elevation of the property, centrally positioned on the front façade. The porch takes the form of a pitched roof oak frame structure atop a dwarf red brick wall, finished with dark red/brown tiles to the roof.

SITE DESCRIPTION/CONTEXT

The site known as 100 Bradenstoke is a two storey semi-detached double fronted dwellinghouse, located with the village of Bradenstoke, whilst also located within the Bradenstoke Conservation Area. Grade II listed 101-103 Bradenstoke are located to the east of the main building, whilst the former Jolly Trooper Public House is located to the south and

opposite the main road. The main building is located on the main thoroughfare through the village and occupies a recessed position from the main road, enabling an open frontage and off road parking directly in front of the property. The building incorporates a pitched roof with a gable end to the side (east) elevation, with a lean-to mono pitch garage located to the eastern wall. The main building is constructed from red brick to the external walls with dark brown/red tiles to the roof, UPVC windows and a centrally positioned timber entrance door. The surrounding area is characterised by a varied built form and local vernacular, with a variety of construction and finishing materials evident including red brick, render and natural stone.



The application site is subject to the following planning policy constraints:

- Bradenstoke Conservation Area
- Grade II listed buildings – 101-103 Bradenstoke & former Jolly Trooper PH
- Countryside Character Area – Avon Vales
- Historic Building Sites and Monuments Records - Bradenstoke-cum-clack
- Groundwater Emergence - risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely
- Archaeology Monument Lines and Polygons - Bradenstoke-cum-Clack and 101-103 Bradenstoke

PLANNING HISTORY

Proposal / Summary

N/06/01319/FUL - Conservatory (And Conversion of Part of Garage to Utility Room) – Full planning permission – Approved with conditions 12.07.2006

N/02/01538/FUL - ERECTION OF A TWO STOREY REAR EXTENSION AND A SINGLE STOREY SIDE EXTENSION TO FORM GARAGE – Full planning permission – Approved with conditions 11.09.2002

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

Lyneham and Bradenstoke Neighbourhood Development Plan:

- Policy 2: Design

Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires

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

The National Planning Policy Framework (NPPF):

- Section 12: Making effective use of land
 - Policy L2(d)(ii): Making effective use of land
- Section 14: Achieving well designed places
 - Policy DP3: Key Principles for Well-Designed Places
 - Policy DP4: The Design Process
- Section 20: Conserving and enhancing the historic environment
 - Policy HE4: Securing the conservation of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area
- Heritage Impact
- Residential Amenity

CONSULTATION RESPONSES

Lyneham and Bradenstoke Parish Council: No comment

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site. 3 representations have been received, all in support of the development. A summary of the comments received include:

- The proportions of the construction and materials to be used are sympathetic to the existing building
- The design is in keeping with the area of the village square and will only be enhancing to the property
- The design fits well with the house and those neighbouring
- The work left the rare and attractive front garden lawn space intact
- This is a delightful addition to the property
- It fits in very well with the appearance of the village

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 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy 2 of the Lyneham and Bradenstoke Neighbourhood Development Plan states that all new development must demonstrate a high quality of design, which is in-keeping with existing building styles, scales and materials and using high quality materials.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. 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.

Whilst a site visit has not been conducted to the application site, numerous photographs of the application site have been provided by the Applicant, alongside the utilisation of other available resources, to enable a thorough assessment of the proposal.

The scale and built form of the development is considered proportionate without overwhelming the principal elevation or being considered to result in an overdeveloped appearance. The dimensions of the porch ensure that the structure sits comfortably on the front façade, positioned to respect the ground floor windows either side and not obscuring the outlook of the first floor windows above. Whilst projecting from the front façade, the development is not considered to appear incongruous within this setting, nor does it impede upon the front amenity space and parking to the frontage. The use of high quality and sympathetic construction and finishing materials enable the development to integrate with the existing character and appearance of the main dwelling, aligning with the existing material palette of the building with the use of matching red brick to the lower sections of the structure and matching roof tiles. Furthermore, given the varied built form and construction materials within the local vernacular, the porch is not considered out of keeping or unsympathetic within the locality. Overall, the porch responds positively to both the main building and the surrounding area, whilst remaining subservient to the property.

Therefore, by reason of the scale, design and positioning of the porch, it is considered that the development complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, policy 20 of the Lyneham and Bradenstoke Neighbourhood Development Plan, Appendix D of the Wiltshire Design Guide and the relevant provisions within the NPPF.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The property occupies a relatively exposed position in the local vernacular, within a linear arrangement of buildings which follow the contours of the road within this part of the village. Whilst the property is recessed from the main road, the entirety of the principal elevation is easily read and visible within the surrounding area and street scene given the relative open frontage to the property. Whilst acknowledging that the porch has been constructed on the principal elevation, its positioning, appearance and built form is considered sympathetic within

this location and within the context of the Bradenstoke Conservation Area. The porch is modest in scale and incorporates good quality construction materials, with the built form and appearance of the porch proportionate to the main dwelling without appearing incongruous or out of place within this setting. The overall appearance of the porch is considered to reflect the character and appearance of the existing building, ensuring that it does not appear intrusive or alien within the street scene. Given its sympathetic form and positioning, the porch is considered to help preserve the character and appearance of the Conservation Area.

Additionally, the property is located within close proximity to Grade II listed buildings, 101-103 Bradenstoke to the east and the former Jolly Trooper PH to the south, which is across the main road and looks across to the application site. Whilst resulting in increased built form, the porch would remain wholly contained within the residential curtilage of the main building and would not be positioned in closer proximity to the aforementioned heritage assets, especially given their relative closeness to the application site. In particular, 101-103 Bradenstoke is positioned further forward within its plot, thereby the porch will continue to be in a recessed position comparatively. 101-103 also does not have any windows to the side wall overlooking the application site, thereby limiting views of the development. The porch is not considered excessive when compared to the existing built form and remains consistent with the established scale, form and appearance of the surrounding built environment without appearing as an unduly prominent feature within the street scene. As such, it is considered that the proposed would not compete with or adversely affect the setting, character or significant of the Grade II listed buildings and would help to preserve these heritage assets.

Consequently, the proposal would preserve the character and appearance of the Bradenstoke Conservation Area, as well as the settings of the adjacent and nearby Grade II listed buildings and accordingly, the development is therefore considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Residential 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 L2(1)(ii) of the NPPF require development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. 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 property is semi-detached to 99 Bradenstoke, with 101 Bradenstoke located to the east. The former Jolly Trooper PH is located to the south.

Whilst increasing the built form to the principal elevation, the porch has not resulted in any additional fenestration to increase or exacerbate existing overlooking. The porch is an open timber structure, thereby helping to diminish the overall sense of bulk to the front façade. The positioning of the porch respects the existing separation distances to the surrounding

properties and given its limited height and form, is not considered to result in unacceptable loss of light or overshadowing. 101 Bradenstoke is positioned further forward within its plot with no fenestration to the side wall overlooking the application site, thereby the porch would remain relatively concealed from view. When viewed from the opposite side of the road and from the former Jolly Trooper PH, the porch is not considered to result in overbearing effects or an incongruous feature to the front façade.

3 letters of representation have been received from surrounding occupiers which support the application and no objections have been received. Therefore, the proposal is considered to accord with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the relevant provisions within 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

Overall, the development is considered acceptable and does not result in unacceptable visual impact. The porch represents good quality design which is both proportionate and subservient to the main building, aligning and harmonising with the existing character and appearance of the building. The use of matching and sympathetic materials also enables the structure to integrate with the existing building without appearing incongruous within its setting. Furthermore, the development is considered to preserve the setting of both the Bradenstoke Conservation Area and the grade II listed buildings within proximity of the application site, respecting the overarching character and appearance of the local vernacular and surrounding area. Lastly, the development is not considered to result in unacceptable impact to the residential amenity of surrounding occupiers. 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.

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

Drg 2 – Proposed Ground Floor Plan received 27.07.26

Drg 4 – Proposed Front Elevation received 27.07.26

Drg 6 – Proposed Right Elevation received 27.07.26

Drg 8 – Proposed Left Elevation received 27.07.26

Proposed Site Plan received 27.07.26

Location Plan received 26.07.26

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