

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04522
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	33 Gainsborough Avenue, Royal Wootton Bassett, Swindon, SN4 8JW
DEVELOPMENT DESCRIPTION:	Loft conversion with new stairwell, with front dormer and skylights to front and rear roof
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a loft conversion served by a new stairwell and lit by a front elevation dormer window and one roof light within each roof slope. The front elevation dormer would have a double ridge design with matching roof tiles to the host roof and rendered cheeks. The roof lights would be located on the eastern end of the roof.

The development would provide for one additional bedroom and shower room within the roof space.

SITE DESCRIPTION/CONTEXT

The application site is located firmly within the residential area of Royal Wootton Bassett and within the defined settlement boundary. On this northern side of Gainsborough Avenue, there is a row of single-storey properties with two storey properties within the vicinity of the site. On the southern side of the highway, and directly south of the application site is a terrace of three storey buildings with small retail units on the ground floor.

The site is not subject to any other known policy constraints.

PLANNING HISTORY

Proposal / Summary
N/00/01220/FUL - 33 Gainsborough Avenue, Wootton Bassett, Swindon, SN4 8JW - Full planning permission Decision - Approve with Conditions Date: 18/7/2000 – CONSERVATORY
N/93/00080/FUL - 33 Gainsborough Avenue Wootton Bassett WOOTTON BASSETT - Full planning permission Decision - Approve with Conditions Date: 15/3/1993 – WORKSHOP, GARAGE AND CONSERVATORY WORKSHOP AND GARAGE
PL/2024/00997 - 33 Gainsborough Avenue, Royal Wotton Bassett, Swindon, SN4 8JW - Householder planning permission Decision - Approve with Conditions Date: 25/3/2024 – 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
- Core Policy 64: Demand Management

Royal Wootton Bassett Neighbourhood Plan. Made April 2018

Wiltshire Design Guide:

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Royal Wootton Bassett Town 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 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 development would only increase the external envelope of the dwelling by way of the front elevation dormer. This type of addition on the single storey properties within the

vicinity of the site are not untypical and it was noted that a similar nearby property has also benefitted from a similar structure. Whilst the design would not match that dormer, it is not considered of a disproportionate scale or to look out of character in relation to the dwelling on the site or the architectural style prevalent within the locale.

The resultant loft room would increase the floorspace within the dwelling but is considered a proportionate addition. The additional roof lights are also considered acceptable and no significant planning harm would arise to the character of the building or the character and appearance of this residential area of the town.

The Town Council has not raised any objections to the proposal and a condition to ensure that the development is carried out in accordance with the submitted plans and matches the materials of the host dwellings is considered appropriate and necessary and 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, 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.

The front elevation dormer and roof lights are not considered to result in any significant overshadowing or loss of outlook. Whilst the rear elevation roof light may provide some views towards the rear section of the private amenity space of the adjacent dwelling to the east, this particular rooflight would only serve a stairwell and circulation space only. Therefore, it is not considered that a reason for refusal could be justified in this instance.

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 proposed development would provide for one additional bedroom within the loft space of this single-storey dwelling. However, the property has off-road frontage parking for at least two vehicles, there are no parking restrictions within the vicinity of the site and the property is within walking distance of retail outlets and other town centre community services and facilities. Therefore, in this instance, additional parking provision to serve the enlarged dwelling is not considered appropriate or necessary.

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.

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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

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.

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 documentation

Application Form. Received on 20 July 2026

Location Plan and Block Plan. Received on 20 July 2026

Existing and Proposed Elevations. Received on 20 July 2026

Existing and Proposed Floor Plan. Received on 20 July 2026

Existing and Proposed Roof Plan. Received on 04 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.

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