

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04216
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Bourne Villa, Littleworth, Pewsey, SN9 5LF
DEVELOPMENT DESCRIPTION:	Rear extension full width of existing property, circa 6m out from rear existing property, plus a rebuild of the garage and widening of the garage inwards of the plot to attach the garage to the house.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for a rear extension to an existing dwelling. The extension would project approximately 6 metres beyond the current rear elevation. An existing garage would be demolished and rebuilt on a broadly similar footprint, extending approximately 1 metre further to the rear and attached to the main dwelling, which will be split into a garage and a storeroom.

The rebuilt garage would feature a pitched roof finished with tiles to match the existing dwelling. Rooflights would be installed within both the eastern and western roof slopes to provide natural light to the utility room and kitchen. To the rear, part of the roof structure would be flat, incorporating a roof lantern on the eastern side of the extension along with a wood burner flue.

Internally, the alterations would create an open-plan kitchen, dining and living area at the rear of the property, together with a utility room and a snug/playroom accessed from the main living space. The three bedrooms would be positioned towards the front of the dwelling, including a principal bedroom with an en-suite bathroom, alongside a separate family bathroom.

All existing windows would be replaced with double-glazed units finished in a silk grey colour to match the proposed fenestration throughout the dwelling. In addition, white render would be applied across the external walls of the property.

Revised plans have been submitted to replace the rear doorway into the garage on the north elevation with a window. Internally, the rear section of the garage has been partitioned to create a separate storage area, resulting in a reduction in the overall size of the garage. Additionally, the air source heat pump has been removed from the proposal.

SITE DESCRIPTION/CONTEXT

The application site is located within the settlement of Littleworth and comprises a detached single-storey dwellinghouse of brick construction with a hipped roof, situated along a residential road. The dwelling is set back from the highway, providing sufficient off-street parking and benefitting from a separate single garage.

To the rear, the property benefits from a garden extending approximately 28 metres in depth, beyond which lies open countryside. The rear garden is enclosed by a combination of approximately 1.8 metre-high close-boarded fencing and post-and-rail fencing along the western boundary.

The application site is located within the North Wessex Down National Landscape.

PLANNING HISTORY

There is no planning history relating to the property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

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

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 14: Achieving well designed places

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Milton Lilbourne Parish Council: No comment received.

Council Highways Engineer: No objection:

I refer to the above planning application for a rear extension the full width of the existing property, circa 6m out from rear of the existing property, plus a rebuild of the garage and widening of the garage inwards of the plot to attach the garage to the house.

The proposal will provide 3/4 bedrooms and as such 3 off street parking spaces are required to meet Wiltshire's current parking standards, this is possible within the site. Adequate space is also available to allow turning within the site.

I raise no highway objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter and site notice erected at the application site. One representation has been received from a neighbouring property, with their comment set out below:

I am writing to raise concerns in the above planning application on the grounds that the proposed window on the East elevation would directly look into our dining room/kitchen window, resulting in a serious and unacceptable loss of privacy in our own home.

Our dining room/kitchen is a regularly used living space within our property. The proposed window would create a direct line of sight into this room, which would materially affect our ability to use and enjoy it without feeling overlooked. This is not a minor or occasional impact; it would affect day-to-day privacy within our home. The direct relationship between the proposed window and our dining room/kitchen window would be harmful to residential amenity. I do not consider that this issue could be adequately resolved by relying on curtains or blinds within our own property, as the responsibility should not fall on existing residents to reduce the impact of a new development.

I respectfully request that the Council refuse the application unless the proposed window is removed, or treated in a way that fully prevents overlooking, such as by requiring obscure glazing.

Please note that we have already discussed this matter with the applicants and they have indicated that they would be willing to amend the application by using frosted glass in the new window on the East elevation. We would be agreeable to this amendment.

For these reasons, I ask that the impact on neighbouring privacy and residential amenity is given significant weight in the determination of this application.

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 appearance

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 alter the appearance of the dwelling through the introduction of white rendered external walls and silk grey windows and doors throughout. To the front elevation, the extension to the existing garage would increase its overall size whilst maintaining a broadly similar footprint. The garage would become attached to the dwelling and incorporate a gabled roof with a pitch that reflects that of the host dwelling. The roof would be finished in tiles to match the existing dwelling and would include rooflights to provide natural light.

To the rear, the proposed extension would project approximately 6 metres beyond the existing rear elevation, with the garage extending a further metre. Part of the extension on the eastern side of the rear elevation would incorporate a flat roof, finished with black PPC aluminium coping and a black roof lantern to provide natural light to the internal living space. Whilst the flat roof form differs from that of the host dwelling, it would be confined to the rear of the property and would not be prominent within the street scene.

Internally, the extension would create a larger open-plan living area, with the rooflights and roof lantern helping to maximise levels of natural daylight within the accommodation.

Overall, the design is considered appropriate to its context. The surrounding street scene displays a varied character, with a mix of dwelling styles and materials, including both brick and rendered finishes. The proposal responds adequately to this established variety and would integrate satisfactorily within its surroundings.

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.

Policies L2(1)(ii) and P3 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 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 single-storey in scale and proportionate to the host dwelling and, as such, would not result in any unacceptable loss of light, increased overshadowing, or overbearing impact to the occupiers of either Martinsgate or Carey Cottage. Whilst the replacement garage would incorporate a pitched roof and would therefore be taller than the existing structure, the increase in depth would be limited to approximately 1 metre. Furthermore, the development would retain the existing boundary treatments and would not project beyond the rear building line of Martinsgate, ensuring that it remains appropriately subordinate within the site and does not appear unduly dominant when viewed from neighbouring properties.

An objection has been received from the occupiers of Martinsgate regarding the potential loss of privacy arising from the introduction of a new window in the east elevation. These concerns are understood and have been carefully considered. Following site inspections from both dwellings, it is acknowledged that the proposed window (to the room labelled as a 'snug/children play') would allow some views towards the neighbouring property and vice versa. This room could be used for habitable accommodation. However, the window would be located at ground-floor level and an existing boundary fence between the properties provides a degree of screening, limiting direct views and reducing opportunities for overlooking.

However, given the elevated position of Martinsgate and that the existing window to their property (approximately opposite the proposed window in the existing side elevation) serving a habitable dining space there is potential for the living conditions of the neighbours to be harmed. It is relevant to consider the potential fall-back position though as a material consideration. Given that the proposed window would be in the existing side elevation of the property this development could be carried out under permitted development rights, and there would be no requirement for the window to be obscured glazed either. There is a realistic prospect of that permitted development being implemented and as such this should be afforded significant weight. Therefore, reluctantly, it is concluded that compared to the fall-back position the proposal to add a window to the side elevation of the existing dwelling would not cause any additional harm.

Whilst it is recognised that the proposal may alter the existing relationship between the properties to some extent, the resulting impact is not considered to be so significant as to warrant refusal of the application. In reaching this conclusion, significant weight is given to the fact that the installation of a ground-floor window in this location could be carried out under permitted development rights, which have not been removed from the property. In such circumstances, there would be no requirement for the window to be obscure glazed or fixed shut, and it would therefore not be reasonable to impose such a condition in this instance.



Fence between Bourne Villa and Martinsgate – taken from Bourne Villa

In respect of Carey Cottage, the proposal would not create any new opportunities for overlooking or loss of privacy. Although alterations to the fenestration are proposed, the openings would remain broadly in their existing positions, comprising the replacement of one window with a door and the substitution of another with two narrower windows. Given the existing arrangement and the established boundary fencing between the properties, no unacceptable overlooking or loss of privacy would arise.

Overall, the proposed development would not result in unacceptable impacts upon the amenity or living conditions of the neighbouring occupiers. 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 and parking

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 proposal would retain all existing parking provision to the front of the dwelling. Whilst the garage would be reduced in size and would no longer be capable of accommodating a vehicle, the site would continue to comply with Wiltshire Council's adopted parking standards, with three off-street parking spaces retained within the curtilage. In addition, there is scope for further parking provision to be accommodated within the frontage if required. No objections have been raised by Wiltshire Council Highways.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning facilities would be maintained in accordance with Wiltshire Council's parking standards, and the existing access arrangements are considered acceptable. Accordingly, the proposal raises no highway safety concerns.

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.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

The application site is located on a residential road in the North Wessex National Landscape. The proposed extension is proportionate and will remain subordinate to the host dwelling, remaining well within the residential curtilage not amounting to any spill, as such, the proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the North Wessex National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 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, 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 the National Landscape.

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 the following 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:

- Design and Access Statement received 11 September 2026
- Proposed Site Plan PL20 received 07 July 2026
- Proposed Block Plan PL21 received 11 September 2026
- Proposed Ground Floor Plan PL22_A received 11 September 2026
- Proposed Roof Plan PL23 received 07 July 2026
- Proposed South and West Elevation PL24 received 11 September 2026
- Proposed North and East Elevation PL25_A received 01 September 2026
- Proposed Sections PL26 received 07 July 2026

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