

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04801
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19 The Ivies, Manningford Bruce, Pewsey, SN9 6JH
DEVELOPMENT DESCRIPTION:	Proposed single storey front extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed single storey front extension.

SITE DESCRIPTION/CONTEXT

The application site is a two-storey mid-terrace dwelling located in the small village of Manningford Bruce in Pewsey as defined by Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP18. The application site is located in a residential cul de sac and is bordered by residential dwellings on the north, south and west with the highway on the east.

The River Avon is located approximately 360 metres south of the application site, the application site lies within an area of the lowest risk of flooding. (Flood Zone 1). It is also situated within the Hampshire River Avon Catchment. However, this designation has no implication to the assessment of householder applications to existing dwellings.

PLANNING HISTORY

There have not been any previous planning applications for works at the site.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 18: Spatial Strategy: Pewsey Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 69: Protection of the River Avon SAC

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Manningford Parish 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 application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

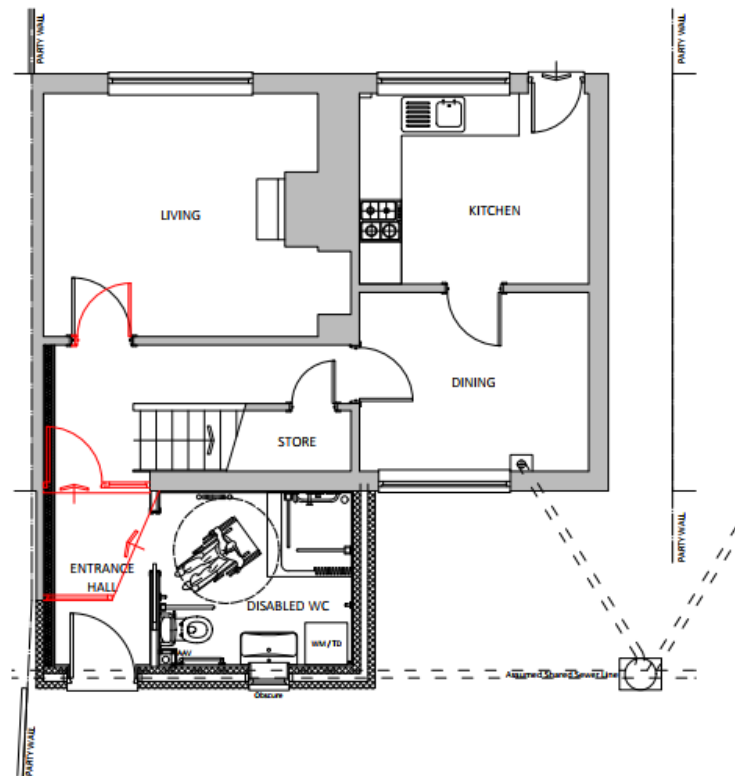
The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

The application site consists of a two storey mid-terrace dwelling. This application proposes to construct a single storey front extension measuring approximately 2.8 metres in length, 4.85 metres in width and 3.15 metres in height. The extension proposes to create an accessible bathroom. The single storey extension is proposed to have a flat roof with the materials to be brick to match the host dwelling. The cul de sac is characterised by a similarly designed terrace of dwellings with a mix of single and two storey dwellings. There are two other instances within the cul de sac which have had front extensions projecting forward of the building line similar to this application site. While front facing extensions such as this are normally not supported, the proposed extension is minimal in scale and subservient to the host dwelling. Additionally,

the extension would not detrimentally impact the character of the area significantly enough to warrant a refusal as the application site is located at a cul de sac. 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.



Proposed North East (Front) Elevation - Scale 1:100



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 extension proposes a window on the northeast elevation which fronts the driveway and the highway. There are no proposed windows on either of the side elevations. As such, it is not considered that there will be any overlooking issues caused by the front extension.



With regards to overbearing impacts, the extension is located adjacent to the neighbouring dwelling particularly no. 20 on the south. Therefore, this is not considered to cause overbearing to the neighbouring dwellings due to the single storey nature and minimal scale of the extension.

Lastly, with regards to overshadowing impacts, the extension would cast shadowing to the front garden of the neighbouring dwelling no.18 as the sun goes from east to west. However, this is only minimal and would not detrimentally impact amenity areas of the neighbouring dwelling.

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.

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 documents:

Location Plan, Existing and Proposed Elevations, Block and Floor Plans Drawing No. 377-101 Rev A Received: 03 September 2026

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

3.Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and in the submitted documents.

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