

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03152
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	59 New Road, Royal Wootton Bassett, Swindon, SN4 7DQ
DEVELOPMENT DESCRIPTION:	Proposed ground floor rear extension, facade alterations, floor plan redesign and all associated works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a ground floor rear extension, façade alterations, floor plan redesign and all associated works which include the demolition of the existing rear garage. The proposed rear extension would provide an enlarged kitchen and dining area, measuring approximately 3m in depth and 5.7m in width. The extension would have a pitched roof with a maximum height of 3.5m and an eaves height of 2.4m. The design incorporates two rooflights within the roof slope and a predominantly glazed rear elevation to maximise natural light. The proposal also includes alterations to the external appearance of the dwelling from existing pebbledash to white painted pebbledash.

SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey semi-detached dwellinghouse located on the eastern side of New Road within an established residential area of Royal Wootton Bassett. The property is characterised by a pebbledash rendered and brickwork external finish and benefits from a rear garden and a modest driveway with off street parking. The surrounding area is predominantly residential in character, comprising a mix of detached and semi-detached dwellings of varying ages, styles and appearance.

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

- Site lies within the settlement boundary of Royal Wootton Bassett.

PLANNING HISTORY

Proposal / Summary
No relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 19: Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area
- 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 Development Plan Made April 2018

- Policy 7: Design

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 scale and massing are modest in relation to the host dwelling and would remain subordinate to the existing two-storey property. Owing to its siting at the rear of the dwelling,

the extension would have limited visibility from the public realm and would not materially alter the character or appearance of the street scene.

The rooflights and glazed rear elevation are considered appropriate to the scale and purpose of the extension and would not give rise to any adverse visual impacts. The proposed façade alterations, including the painting of the existing pebbledash render in white, would not appear incongruous within the surrounding residential area and would not detract from the visual appearance of the property or wider streetscene. White render is a feature evident within the surrounding area and therefore the proposed finish would fit in with the prevailing character of the street scene.

The proposal would respect the established pattern of development within the area and would sit comfortably within the plot without appearing cramped or overdeveloped. The scale, design, form and appearance of the development are considered proportionate to the host dwelling and sympathetic to the character of the surrounding residential area.

Having regard to the above, the proposal is considered to accord with Core Policies 19 and 57 of the Wiltshire Core Strategy, Policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan, Appendix D of the Wiltshire Design Guide, and the design objectives of 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

The proposed extension would be single storey in scale, projecting approximately 3m from the rear elevation of the dwelling with an eaves height of 2.4m and a maximum ridge height of 3.5m. Given its modest depth and height, the extension is not considered likely to result in any significant loss of light or unacceptable overshadowing to neighbouring residential properties. The proposal is comparable in scale to extensions commonly found within residential areas and is considered to maintain acceptable levels of daylight and sunlight to adjoining occupiers.

Loss of Privacy

The proposal includes rooflights within the roof slope and a glazed rear elevation facing into the applicant's private rear garden. No new first-floor windows are proposed and there would

be no opportunities for overlooking beyond that which already exists from the host 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, modest projection and siting to the rear of the dwelling, the extension would not appear unduly dominant or overbearing when viewed from neighbouring properties. The development would remain proportionate to the host dwelling and would not result in an unacceptable sense of enclosure to adjoining occupiers.

Having regard to the above, the proposal would not have an unacceptable impact on the reasonable living conditions of neighbouring occupiers and therefore accords with point vii of Core Policy 57 of the Wiltshire Core Strategy, Policy 7 of the Royal Wootton Bassett Neighbourhood Development Plan, 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 proposal includes the demolition of an existing garage and the provision of parking within the front curtilage of the property. Whilst the garage would be removed, it is noted that it is not currently used for the parking of vehicles. The proposed site layout demonstrates that three off-street parking spaces would be retained within the property curtilage, which is considered sufficient to serve the needs of the dwelling and accords with Wiltshire's adopted parking standards.

No alterations are proposed to the existing vehicular access, and the development is not considered likely to generate any material increase in traffic movements. The proposal would therefore not prejudice the safe operation of the local highway network nor result in any adverse highway safety implications.

The proposed development would not result in any adverse impact on highway safety. Adequate parking provision would be maintained in accordance with Wiltshire's adopted parking standards, and the existing access arrangements are considered acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan 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.

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; Received 18 May 2026

Existing Block Plan; DWG No. B364123-1000 Rev A; Received 18 May 2026

Proposed Block Plan; DWG No. B364123-3000 Rev A; Received 18 May 2026

Proposed Floor Plan and Elevations; DWG No. B364123-3100 Rev A; Received 18 May 2026

Existing Floor Plan and Elevations; DWG No. B364123-1100 Rev A; Received 18 May 2026

Application Form; Received 18 May 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 unless otherwise stated on the approved plans.

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