

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03520
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Fields, Broad Town Road, Broad Town, Swindon, SN4 7RB
DEVELOPMENT DESCRIPTION:	Extension to dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for alterations and extensions to an existing detached dwelling, including raising the existing side extension to provide accommodation at first-floor level, constructing a rear two-storey gabled extension, replacing the existing roof, and erecting a side entrance porch, with associated internal alterations. The proposal is intended to be undertaken alongside the previously approved Class AA roof enlargement under application reference PL/2026/01079, creating a comprehensive remodel of the dwelling.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached property known as The Fields, with private residential amenity space separated from adjacent land owned by the applicant by a post-and-rail fence. The property benefits from a large private amenity space, a gated vehicle entrance, existing outbuildings, and an open pool.

There is a drop-kerb vehicle access into The Fields to the north and an informal field-access gate further south on the adjacent land. Located within the open countryside, the entire site is outside of any defined settlement boundary. No heritage assets are within the vicinity of the site, and Broad Town, designated as a Smaller Village in the WCS, is approximately 1.5km to the south, with the outskirts of Royal Wootton Bassett approximately 3km to the north. The site is in Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
N/87/01741/FUL - Full planning permission Decision - Refused Date: 19/10/1987 – REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION ON PERMISSION 195/69 GRANTED 23/10/69
16/12149/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 10/3/2017 – Removal of condition 2 of planning permission 195/69 (erection of a semi-bungalow residence for agricultural worker)
PL/2023/07139 - Householder planning permission Decision - Withdrawn by Applicant Date: 28/11/2023 – Detached annex

PL/2026/01079 - Prior approval Part 1 Class AA: Enlargement to dwellinghouses by construction of additional storeys Decision - Prior Approval Granted with Conditions Date: 10/4/2026 – Erection of additional storey

21/02347/FUL - Full planning permission Decision - Approve with Conditions Date: 22/2/2022 – Use of land for use as glamping/camping site independent of current Licence to Caravan and Camping Club through months March to October
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PL/2022/06799 - Householder planning permission Decision - Approve with Conditions Date: 6/3/2023 – detached annex in rear garden.
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RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Broad 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 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. The proposal would not result in a disproportionate increase in size, or, in the case of replacement buildings, would comply with the policy requirements.

The application relates to extending 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 proposal would result in a comprehensive remodelling and enlargement of the existing dwelling. In addition to the roof enlargement and additional storey already approved under prior approval reference PL/2026/01079, the proposal seeks permission for the raising of elements of the existing side extension, the extension of the dwelling across its full width, the construction of a two-storey rear gabled projection and the erection of a side entrance porch. Collectively, these works would substantially alter the dwelling's appearance and create a more cohesive, balanced design. Whilst the scale of the dwelling would increase, the proposed form, roofscape and architectural detailing are considered more reflective of the character of substantial detached dwellings within the surrounding rural area than the existing building.

The dwelling occupies a generous plot within the open countryside and benefits from substantial separation from neighbouring development. Whilst the proposal would increase the scale and presence of the dwelling, the resultant development would remain comfortably accommodated within its plot. It would not appear cramped, overdeveloped or visually intrusive. Furthermore, it is also a material consideration that prior approval was granted under reference PL/2026/01079 for the construction of an additional storey to the dwelling pursuant to Class AA of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This approval remains extant and capable of implementation and therefore represents a realistic fallback position. Consequently, the principle of a substantially enlarged roof form and increased building height has already been established, and this carries moderate weight in assessing the proposal.

The extended side element would integrate with the approved roof alterations through complementary roof forms and stepped ridge lines, helping to articulate the building's evolution and avoid an overly monolithic appearance. The rear extension follows the established gabled form and roof pitch of the existing rear projection, creating a consistent and sympathetic design. The proposed porch is modest in scale and provides a logical and well-integrated

entrance feature. Collectively, the alterations would create a more unified architectural appearance and improve the dwelling's overall design quality.

The dwelling occupies a generous plot with extensive areas of surrounding open land and residential curtilage. As such, the proposal would not appear cramped, overdeveloped, or incongruous within its setting. Matching external materials would ensure the extensions integrate satisfactorily with the existing dwelling and maintain a cohesive appearance.

Broad Town Parish Council has raised no objections, and no representations have been received from neighbouring occupiers or any other interested parties.

Having regard to the scale, design, siting, appearance, and materials of the development, it is considered that the proposal would preserve the character and appearance of the host dwelling and would not result in unacceptable harm to the rural character of the surrounding area. The development is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, and the relevant 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. 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, regarding loss of light, overshadowing, loss of privacy, and overbearing effects.

Loss of Light / Overshadowing

The application site occupies a generous plot and benefits from substantial separation distances from neighbouring residential properties. The nearest neighbouring dwelling is situated approximately 28.5 metres from the host dwelling, whilst a holiday let is located approximately 14 metres to the north. Given these separation distances, together with the proposed development's position within the existing residential curtilage, the proposal is not considered to result in any significant loss of light or unacceptable overshadowing to neighbouring occupiers.

Loss of Privacy

The development would not result in unacceptable overlooking or loss of privacy. The dwelling is well separated from neighbouring properties, and the proposal does not introduce

opportunities for direct overlooking that would materially affect the reasonable enjoyment of neighbouring land or buildings.

It is noted that a toilet/shower building associated with the approved camping/glamping use is located to the north of the site. However, the rooflights serving this building are fitted with obscure glazing; as such, the proposal would not result in any loss of privacy to the shower block. Consequently, whilst upper-floor windows are proposed as part of the development, they would not result in harmful overlooking of the building or an unacceptable loss of privacy for its users.

The Council also previously assessed the approved Class AA scheme as not resulting in unacceptable overlooking or privacy impacts. Given the substantial separation distances involved and the nature of the surrounding development, the current proposal is likewise considered unlikely to result in any material harm to privacy or residential amenity.

Overbearing Impact

Whilst the proposal would increase the overall scale of the dwelling, the substantial distances to neighbouring properties and the spacious nature of the surrounding plots ensure that the development would not appear unduly dominant, oppressive, or overbearing when viewed from neighbouring land. The proposal would remain comfortably accommodated within its plot and would not result in any unacceptable adverse effects on the outlook enjoyed by neighbouring occupiers.

No objections have been received from Broad Town Parish Council, and no representations have been received from neighbouring occupiers or other interested parties in relation to residential amenity impacts.

The proposal therefore accords with Core Policy 57 criterion vii of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, and the NPPF in respect of safeguarding residential amenity.

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 relates to the extension and alteration of an existing single dwelling and would not create any additional residential units. The existing vehicular access arrangements would remain unchanged and continue to serve the property acceptably.

The site benefits from a substantial area of hardstanding, providing ample off-street parking provision that exceeds the requirements for a dwelling of this size. In addition, sufficient space would remain within the site for vehicles to manoeuvre and turn, enabling vehicles to enter

and leave the site in a forward gear. There is no evidence that the proposal would increase pressure on on-street parking or raise highway safety concerns.

The proposed development would not adversely affect highway safety. Adequate parking and turning provision is retained within the site, and the existing access arrangements remain 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 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.

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 and documents:

Cover Letter; Dated 2 June 2026; Received 3 June 2026
Site Location Plan; DWG No. 25.1607/10; Received 3 June 2026
Existing Site Plans; DWG No. 25.1607/11; Received 3 June 2026
Existing Floor Plans; DWG No. 25.1607/12; Received 3 June 2026
Existing Elevations; DWG No. 25.1607/13; Received 3 June 2026
Proposed Site Plan; DWG No. 25.1607/15; Received 3 June 2026
Proposed Floor Plan; DWG No. 25.1607/16; Received 3 June 2026
Proposed Elevations; DWG No. 25.1607/17; Received 3 June 2026
Proposed Plans w/ Existing Consent Overlaid; DWG No. 25.1607/18; Received 3 June 2026
Application Form; Received 3 June 2026

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

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.