

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04666
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Albion Cottage, East Tytherton, Chippenham, SN15 4LX
DEVELOPMENT DESCRIPTION:	New single storey rear extension to replace existing extension with internal reconfiguration
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension to replace the existing extension, with internal reconfiguration. The application is submitted using Householder application forms.

During the course of the application, a revised location plan was received to address a minor anomaly with the red line.

The extracts below demonstrate the existing appearance of the dwelling, together with the proposed appearance subject to this application:

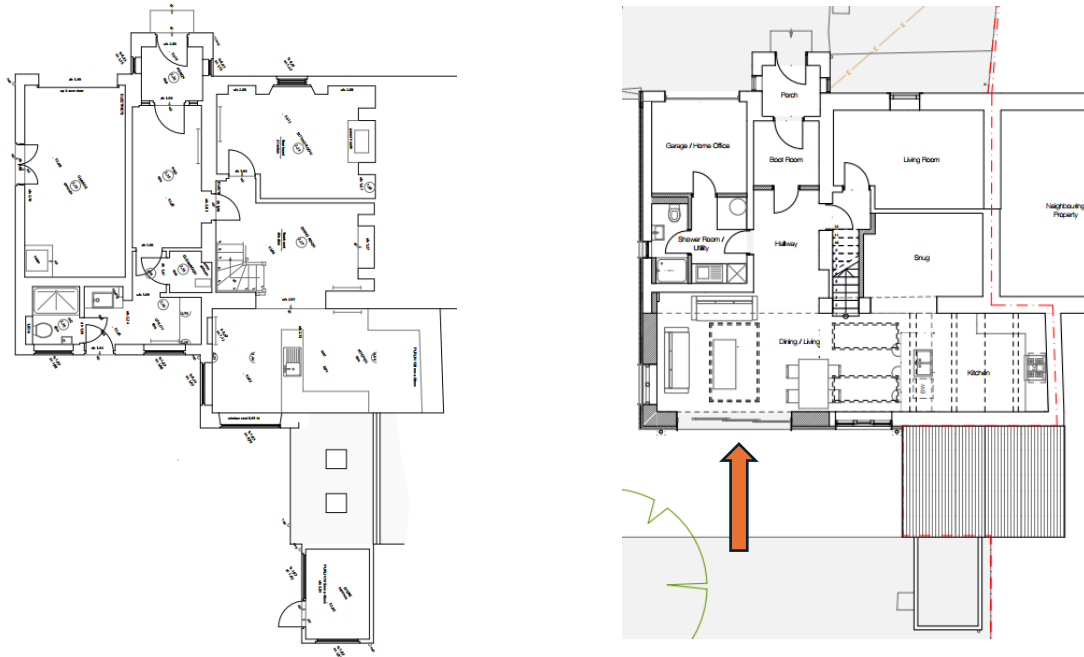


Existing Front, Side and Rear Elevations



Proposed Front, Side and Rear Elevations

To facilitate the proposed development, it would be necessary to remove the existing piecemeal rear single storey extensions to the property, which are a mono-pitch and pitched roof section. The proposed works would enable the creation of additional living space off of the existing kitchen, with the extension remaining positioned to the rear of the building, with the projection to the rear façade aligning with the existing ground floor section to the rear, effectively resulting in the extension ‘squaring off’ the rear façade, as demonstrated by the extracts below:



(L-R) Existing and Proposed Ground Floor Plan (location for extension denoted by orange arrow)

The extension would take the form of a single storey addition, incorporating a flat roof, which would align with the existing side wall of the main building. The extension would include a stone plinth across the lower levels of the built form to provide a damp-proof course, with the vertical timber cladding in a natural finish to be applied above to the rear wall. It is also proposed to continue the cladding across the lower section of the side (west) wall to the main building, whilst the front porch will be finished in natural colour roughcast render. The flat roof to the extension would be finished in grey single ply membrane, with the proposed fenestration finished in soft and natural earth tones to match the windows serving the main building which are also proposed to be painted to match, with the new rear doors also proposed to be painted in the same shade.

In terms of fenestration, the rear wall would feature a triple sliding door with adjacent triple casement window, whilst the side wall would include both a small single window and adjacent double window to the edge of the side wall.

Whilst not expressly included within the description of development, the proposed plans also indicate that it is intended to finish the first floor sections of the front and rear elevations with a natural coloured roughcast render, also utilised to the side wall of the front porch. The site photographs indicate that a section of the rear wall has already been finished in a type of

brown render. Additionally, it is proposed to undertake internal alterations to partially convert the garage into a garage/home office to the front section with the rear section incorporating a shower and utility room.

SITE DESCRIPTION/CONTEXT

The site known as Albion Cottage is a three storey, semi-detached period property dating back to the 18th Century that is located within the hamlet of East Tytherton (in the parish of Bremhill), also within the East Tytherton Conservation Area. The application site is located on the edge of the settlement and benefits from views to open countryside and the rural landscape to the front and rear. The property occupies a relatively modest plot, set back from the road with an open frontage enabling off-road parking and has been subject to previous extensions and alterations, most notably a two storey side extension granted permission under N/04/03396. The property displays a pitched roof, with the adjoining two storey later addition comparatively lower to enable a degree of subservience to the main building. A pitched roof porch is positioned on the two storey addition on the principal elevation adjoining an integrated single garage. The main building is constructed from stone with the adjoining two storey extension finished in stone to the front façade with natural coloured render to the rear, with a combination of composite grey roof and clay pantile roof tiles, and timber and UPVC windows and doors. The surrounding area is relatively rural given its edge-of-settlement position, with the limited detached surrounding buildings being of varying built form and construction materials including stone and red brick.



Google Street View Image (July 2024)

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

- East Tytherton Conservation Area
- Countryside Character Area – Avon Vales
- Flood Zones 2 and 3

- Groundwater Emergence – No risk

PLANNING HISTORY

Proposal / Summary
N/04/03396/FUL - Full planning permission Decision - Approve with Conditions Date: 3/5/2005 – Extensions and Alterations to Existing Dwelling

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

Bremhill Parish Neighbourhood Plan Made 2018

- NP1 Policy 1: General Development
- NP2 Policy 2: Bremhill Village Landscape

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

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

The National Planning Policy Framework (NPPF):

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy L2(d)(ii): Making Effective use of Land

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area and landscape impact
- Heritage Impact
- Residential Amenity
- Highways and Parking
- Flood Risk and Drainage

CONSULTATION RESPONSES

Bremhill Parish Council: Support

Wiltshire Council Drainage: Comment -

Just a note to say the drainage team do not need to be consulted here as there is not a significant increase in impermeable area. An informative stating all build development should comply with Building Regs, Part H will be sufficient.

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, however no representations 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 and landscape impact

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

NP1 Policy 1 of the Bremhill Neighbourhood Plan states that proposals for development in the countryside will only be permitted where it can be demonstrated that the development would have an acceptable effect on the rural character of the landscape of the area. NP2 Policy 2 states that development should not be permitted in the open countryside between Bremhill village and the Parish boundary to the south and east unless it is for development permitted by the 'exceptions' policies in the Core Strategy or other policies in this Neighbourhood Plan. Any development must maintain the visual separation between Bremhill Village towards Calne and ensure that the landscape character of the area is protected or enhanced.

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.

Whilst no site visit was conducted to the application site, sufficient and detailed photographs were provided by the Agent and collectively with the submitted plans and documents, enabled a thorough assessment of the proposed development.

Currently the arrangement to the rear of the property is somewhat varied owing to the variety and style of built form. The proposed extension would effectively 'square off' the rear elevation and would enable a more simplified and cohesive appearance to the rear façade. The overall height of the extension would remain lower than the existing first floor windows above, respecting the established ridge and eaves height of the property and not obscuring or impeding vantage points from the upper fenestration. The extension would project from the rear wall and would not extend across the side wall, remaining relatively obscured from view when viewed on approach from the west or fronting the property. The proposed built form is not considered to result in an overdeveloped or incongruous appearance, with the flat roof enabling the built form to remain subservient to the main building. The scale, appearance and built form of the extension is considered proportionate to the existing building and would not overwhelm the rear façade.

It is acknowledged that the proposed materials are somewhat divergent from the established material palette to the existing building. Whilst noting that the main building is constructed from stone, the incorporation of natural coloured render is not considered to result in an incongruous appearance when considered in the context of the application site. The Planning Statement provides samples of the proposed roughcast render, with the colours considered to remain sympathetic to the existing character and appearance of the dwelling and enables the proposed built form to align and integrate with the existing built form.

The proposed works also include the incorporation of timber cladding at ground floor level to the side of the existing two storey extension, as well as across the rear façade of the proposed extension. The building occupies a relatively exposed position with the principal elevation in full view from the main road and surrounding area, however, due to the angle of the building within its plot, the side wall would be relatively concealed from view. The rear façade would be entirely concealed from view from the main road, however may be visible to vantage points across the rear of the dwelling and beyond. However, as with the render, the timber cladding would not be considered out of keeping within the vicinity and would enable a clear distinction to read the evolution of the building. Timber would represent a natural material which would be more sympathetic to the existing character and appearance of the building than certain alternative construction materials.

Whilst the application site is not located within any specific landscape designations, given the rural and open nature of the site, assessment is afforded to the impact that the proposal may have on the landscape within the vicinity. As stated, the property is highly visible within the street scene, with open countryside and far-reaching views to the front and rear boundaries. The front façade to the building would remain relatively unchanged with the exception of the altered finishing materials, with the rear extension remaining mostly concealed from view from within the street scene given its position and built form. The rear boundary features a post and rail fence which, whilst defining the property boundary, still enables relatively

uninterrupted views to the rear façade from the open and rural landscape to the rear. Despite this, the extension would remain restricted in height and built form and would not project beyond the existing outbuildings within the rear garden to result in a more dominant appearance. The use of timber cladding would enable the extension to sympathise with the rural location, helping the extension to blend within the wider context of the site and reducing its overall visual prominence to avoid visual harm to the surrounding landscape.

Therefore overall, it is considered that the proposed works would not result in unacceptable visual impact to the application site, the surrounding area or the rural landscape characteristic of this area. The proposed works would remain subservient to the main dwelling with the built form considered proportionate to the main building and its plot, helping to simplify the arrangement and appearance of the rear façade. The proposed works are not considered to result in an overtly dominant or incongruous appearance, with the utilisation of broadly sympathetic materials enabling the proposed works to align and sympathise with the existing building and the surrounding area. Therefore, the proposal complies with the design principles set out in WCS Core Policies 51 and 57, NP1 Policy 1 and NP2 Policy 2 of the Bremhill Parish Neighbourhood Plan Made 2018, the Wiltshire Design Guide and the relevant provisions of the NPPF.

Heritage Impact

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design. Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The property lies within the East Tytherton Conservation Area, on the edge of the settlement. The property is positioned in a relatively exposed location given the openness to the frontage of the application site and sparse boundary treatment and landscaping bounding the site. When viewed from the principal elevation, the proposed extension will remain largely concealed from view due to the existing built form, with the main visible alterations being the altered finishing materials to the external walls to the front and side walls.

Whilst the incorporation of natural render and timber may be divergent from the existing finishing materials to the building, it would enable a clear distinction between the original part of the building and the modern and subservient additions. The colour of roughcast render, with the type of timber cladding proposed, would still effectively integrate with the character and appearance of the building, complimenting the existing built form and avoid resulting in unacceptable visual impact. As such, their incorporation would not appear incongruous within the streetscene nor detract from the significance of the Conservation Area. Accordingly, the

proposal is not considered to result in harm to the character or appearance of the designated heritage asset.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Residential 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 L2d(ii) requires development to maintain safe access and egress for occupiers and users, and acceptable living conditions for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space.

The property is semi-detached to Clovelly Cottage, with Grove Cottage located to the southwest.

The proposed built form of the extension would remain single storey in form, with its overall height restrained due to the flat roof design. Given the settlement pattern and the layout of the site and boundaries, the extension would effectively be positioned in closer proximity to Grove Cottage. Whilst the existing separation distances would marginally reduce, it is noted that the proposed built form remaining single storey would help mitigate against any sense of enclosure or overbearing effects, with the primary outlook of the side windows to the extension being across the side amenity area as opposed to directly overlooking the boundary with Grove Cottage. It is also noted that Grove Cottage benefits from existing outbuildings located along the shared boundary which act as both a physical and visual buffer to the proposed works, helping to obscure vantage points to the proposed development.

The application site is semi-detached to Clovelly Cottage, with the properties exhibiting a staggered boundary to the rear owing to the position of an existing outbuilding being positioned in front of the rear façade of the application site (and as reflected within the plans included in previous sections of this report). Given the existing built form between the properties, the proposed extension would not be positioned in closer proximity to Clovelly Cottage. As before, the restricted flat roof and single storey built form is not considered to result in overbearing effects or an undue sense of dominance given the proximity, with no additional fenestration proposed which would increase any perceived overlooking or loss of privacy.

No objections have been raised by the occupants of these properties and overall, it is considered that the proposal accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the relevant provisions within 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.

Part of the internal alterations proposed would be to subdivide the existing integrated garage to enable the front section to be utilised as garage/home office with the rear section converted to a shower and utility room. Whilst this would technically reduce the availability for off-street parking, the property benefits from an open frontage with the provision of parking for at least 2 vehicles directly in front of the front elevation.

The property is a 3 bedroom dwelling (as demonstrated by the existing and proposed floor plans provided) and the proposal does not seek to increase the bedroom provision to the property, nor does it propose any alterations to the existing access arrangements. Whilst Wiltshire Council Highways were not consulted on the application, it is considered that the proposed development would not result in any adverse impact on highway safety given that 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.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

The mapping system has identified that the site is located within flood zones 2 and 3, however there is no risk of groundwater flooding to surface and subsurface assets. The development would be positioned to the rear of the building and would result in a marginal increase in footprint in comparison to the existing built form to effectively 'square off' to the rear façade.

A selection of documents have been submitted to directly address the risk of flooding to the site, including a Householder and Minor Extensions Flood Risk Assessment which confirms measures incorporated into the proposed development to mitigate flood risk. These measures include electrical sockets being raised a minimum of 400mm above floor level and the incorporation of flood resilient finishes and materials. Whilst consulted, Wiltshire Council Drainage Officers have confirmed that they do not require notification of the proposed works, however requested for an informative to be placed upon the decision stating all build development should comply with Building Regs, Part H.

Overall, the proposal comprises a domestic extension within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing. Given the scale and nature of the development, it is not considered that the proposal would materially

alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and whilst the development is not expected to increase flood risk on or off the site, it is encouraged that advice is sought to ensure that the proposal complies with Building Regulations. Therefore, the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within 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 would result in a proportionate and subservient addition to the main dwelling, whilst the proposed construction and finishing materials enable the development to align and integrate with the existing building and surrounding area without resulting in harm or unacceptable visual impact to the main building, the surrounding area or the character and appearance of the East Tytherton Conservation Area. Furthermore, the proposed development is not considered to result in unacceptable harm to the residential amenity to surrounding occupiers, with no adverse impacts to the current access and parking arrangements to the site. Lastly, the proposed works are not considered to alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, NP1 Policy 1 and NP2 Policy 2 of the Bremhill Neighbourhood Plan, the relevant provisions within 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:

Heritage and Planning Statement received 23.07.26

2601-E101A – Existing and Proposed Site Plans received 23.07.26

2601 – 102 – Proposed Ground Floor Plan received 23.07.26
2601 – 103 – Proposed North and South Elevations received 23.07.26
2601-104A – Proposed East and West Elevations received 23.07.26
Location Plan received 22.09.26

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

INFORMATIVE:

Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.