

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03253
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 Wiltshire Crescent, Wiltshire Leisure Village, Vastern, Royal Wootton Bassett, Swindon, SN4 7PB
DEVELOPMENT DESCRIPTION:	Formation of habitable room in roof space with rooflights
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the formation of a habitable room within the existing roofspace, including the installation of Velux rooflights within the existing roof slopes. The proposed rooflights would comprise white uPVC frames to match the existing materials and appearance of the dwelling.

SITE DESCRIPTION/CONTEXT

The application site relates to 18 Wiltshire Crescent, Royal Wootton Bassett. The site comprises a detached residential dwelling situated within an established residential development. The dwelling is two storeys in height with an existing pitched roof and benefits from a modest rear garden and off-street parking. The site is predominately surrounded by open space and residential dwellings and located 220.0m from the Wiltshire Hotel and Gold Leisure.

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

- No planning constraints.

PLANNING HISTORY

Proposal / Summary
No relevant 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

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.

Highways: 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 alteration 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 proposal seeks the formation of a habitable room within the existing roofspace through the installation of rooflights within the existing roof slopes. The development would be contained wholly within the existing roof form and would not result in any increase in the footprint, scale, height or massing of the dwelling.

The proposed rooflights are modest in scale and are typical domestic features that would integrate satisfactorily within the existing roof planes. The use of white uPVC materials to match the existing windows would ensure a cohesive appearance and would not appear incongruous within the street scene. Given the limited nature of the alterations, the proposal would preserve the character and appearance of the host dwelling and would not result in any adverse impact on the visual amenities of the surrounding area.

Having regard to the scale, design and appearance of the proposed works, it is considered that the development responds positively to the character of the existing dwelling and the wider residential area. The proposal is therefore considered to comply with 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.

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

As the proposal is limited to the formation of a habitable room within the existing roof space and the installation of rooflights within the existing roof slopes, there would be no increase in the footprint, height, scale or massing of the dwelling. As such, the proposal would not result in any material loss of light or increased overshadowing to neighbouring properties.

Loss of Privacy

The proposal includes four rooflights within the side roof slope facing No. 17. Whilst these rooflights would provide some outlook from the habitable accommodation within the roofspace, the side elevation of No. 17 does not contain any windows serving habitable rooms

that would be directly overlooked. Given the absence of windows within the neighbouring side elevation and the relationship between the properties, it is not considered that the proposal would result in any unacceptable loss of privacy to neighbouring occupiers.

Overbearing Impact

Given that the development would be contained entirely within the existing roof form, the proposal would not increase the bulk or prominence of the dwelling. Consequently, no overbearing impact would arise to neighbouring properties.

Having regard to the above, it is considered that the proposal would not result in unacceptable harm to the residential amenities of neighbouring occupiers. 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.

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 seeks the formation of a habitable room within the existing roofspace, resulting in the dwelling increasing from three bedrooms to four bedrooms. No alterations are proposed to the existing access arrangements.

Wiltshire Council Highways have been consulted and raise no objection to the proposal. It is noted that a four-bedroom dwelling would require a minimum of three parking spaces. Whilst the parking area serving the dwelling does not appear to comprise allocated spaces, it provides sufficient capacity to accommodate the likely parking demand associated with the proposal. Furthermore, the proposal is not considered likely to generate a significant increase in vehicle movements.

Having regard to the above, it is considered that the proposal would not result in any unacceptable impacts on highway safety, parking provision, or the operation of the local highway network.

The proposed development would not result in any adverse impact on highway safety. Adequate parking provision is available in accordance with Wiltshire's adopted parking standards, 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 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.

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:

Existing Site Plan; Received 4 June 2026

Existing Floor Plan, Roof Plan, & Elevations; Received 20 May 2026

Proposed Site Plan; Received 4 June 2026

Proposed Floor Plan, Roof Plan, & Elevations; Received 20 May 2026

Location Plan; Received 20 May 2026

Application Form; Received 20 May 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.