

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04589
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 PARK LANE, SUTTON BENDER, CHIPPENHAM, SN15 4RN
DEVELOPMENT DESCRIPTION:	Demolition of existing single storey rear extensions and erection of single storey rear extension, demolition and replacement of front porch
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition and replacement of an existing single-storey rear extension, together with the demolition and replacement of the existing front porch.

The proposed rear extension would remain single storey and would occupy a marginally larger footprint than the existing extension. The extension would be finished with a standing seam zinc roof and constructed in tumbled limestone, with painted timber composite-framed windows and doors.

The proposed front porch would also occupy a slightly larger footprint than the existing structure. It would be constructed in tumbled limestone, with a painted timber entrance door and a clay tiled roof to match the host dwelling.



Existing Elevations



Proposed Elevations

SITE DESCRIPTION/CONTEXT

The application site comprises a semi-detached stone-built dwelling with a pitched clay tile roof and uPVC Georgian-style windows. To the front of the property is a stone boundary wall, off-street parking, and a detached garage broadly aligned with the dwelling.

To the rear is a garden laid principally to lawn with a variety of planting, enclosed by close-boarded fencing and a stone wall along the southern boundary. The existing single-storey rear extension comprises a combination of a lean-to structure and conservatory.

The application site is located within the Sutton Benger Conservation Area.

PLANNING HISTORY

Reference	Proposal / Summary	Decision
17/01737/FUL	Two storey and single storey extension and car port	Approved with Conditions April 2017

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

Sutton Benger and Draycot Cerne Neighbourhood Development Plan

- Appendix 2 – Design Code

The National Planning Policy Framework (NPPF)

- Section 12: Making efficient use of land
- Section 14: Achieving well designed places
- Section 20: Conserving and enhancing the historic environment

The Planning Practice Guidance

CONSULTATION RESPONSES

Sutton Benger Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbourhood letter. No representations have been made.

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 appearance

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 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 proposed development is considered to represent a high-quality and sympathetic design. The removal of the existing conservatory and lean-to extension, and their replacement with a single lean-to rear extension, would result in a more cohesive and unified appearance to the rear elevation. The proposed extension would simplify the existing built form and create a more balanced and visually attractive composition.

The materials proposed are considered appropriate and remain in keeping with the character and appearance of the host dwelling and surrounding area. These include tumbled limestone walling, painted timber-composite Georgian-style windows and doors, and a standing seam zinc roof to the lean-to extension. Collectively, these high-quality materials would complement the traditional character of the existing dwelling.

Internally, the extension would facilitate the creation of a spacious open-plan kitchen and dining area, together with a pantry, utility room and ground-floor WC, providing a more functional and contemporary internal layout while meeting the needs of modern family living.

The proposed replacement porch has also been designed to a high standard. It would feature a pitched clay-tiled roof to match the existing dwelling, painted timber-composite windows, again Georgian-style, a painted timber entrance door, and tumbled limestone walls, ensuring consistency throughout the extensions.

Overall, the proposal has been carefully designed to complement the host dwelling and surrounding area. It is therefore considered to accord with the design principles set out in Appendix 2 (Design Code) of the Sutton Benger and Draycot Cerne Neighbourhood Development Plan and would deliver a positive enhancement to the property without detracting from local character.

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.

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 L2(1)(ii) of the NPPF require development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. 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 proposed single-storey rear extension and porch are not considered to result in any unacceptable loss of light, overshadowing, or overbearing impact on neighbouring occupiers. The rear extension would be of a similar height to the existing extension it replaces and would be positioned adjacent to the neighbouring dwellings two-storey rear extension. As such, it is not considered to have any materially greater impact on neighbouring amenity than the existing arrangement. The proposed porch would also remain modest in scale, with a similar height to the existing structure, and is positioned away from the attached neighbouring dwelling. Consequently, it would not result in any harmful loss of light.

In terms of privacy, the fenestration proposed within the porch would remain broadly similar to that of the existing porch, comprising an entrance door and small windows on the north and south elevations, this is not considered to give rise to overlooking or result in any loss of privacy to neighbouring occupiers.

The proposed rear extension would incorporate a window and double doors on the south elevation, together with two windows and double doors on the east (rear) elevation. As these openings would all be at ground-floor level and would broadly replicate the fenestration arrangement of the existing extension, they are not considered to create any additional

opportunities for overlooking. Furthermore, the site benefits from established boundary treatments which provide effective screening and prevent direct views into neighbouring private amenity spaces.

Overall, the proposed development is comparable in scale and form to the existing rear extension and porch and is not considered to result in any adverse impact on the residential amenity of neighbouring occupiers. No objections have been raised in respect of the proposal.

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.

Heritage Impact

Section 72(1) of the same Act 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.

Given that the rear extension would not be readily visible from the public realm, it is not considered to have a significant impact on the character or appearance of the street scene. Nevertheless, the proposed design and materials have been carefully selected to ensure the development remains sympathetic to the host dwelling and the wider Conservation Area, with the extension to be constructed in tumbled limestone.

The proposed porch has likewise been designed to a high standard, incorporating clay roof tiles to match the existing dwelling, together with tumbled limestone walls and a painted timber door. Its scale and proportions are considered appropriate and subservient to the host dwelling, ensuring it integrates successfully with the existing built form.

The proposal would not result in any other alterations to the host dwelling or the existing boundary treatment fronting the highway, with the stone wall to be retained in its current form. Overall, by virtue of its scale, design, and use of materials, it would preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets.

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

- Existing and Proposed Site Plans received 10 August 2026
- Existing and Proposed West & South Elevations received 21 July 2026
- Existing and Proposed East & North Elevations received 21 July 2026
- Existing and Proposed Floor Plans received 21 July 2026

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