

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04977
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Fairlawne, Startley, Chippenham, SN15 5HE
DEVELOPMENT DESCRIPTION:	Two storey rear extension to domestic dwelling and conversion of garage to annex
RECOMMENDATION:	That Planning Permission be GRANTED

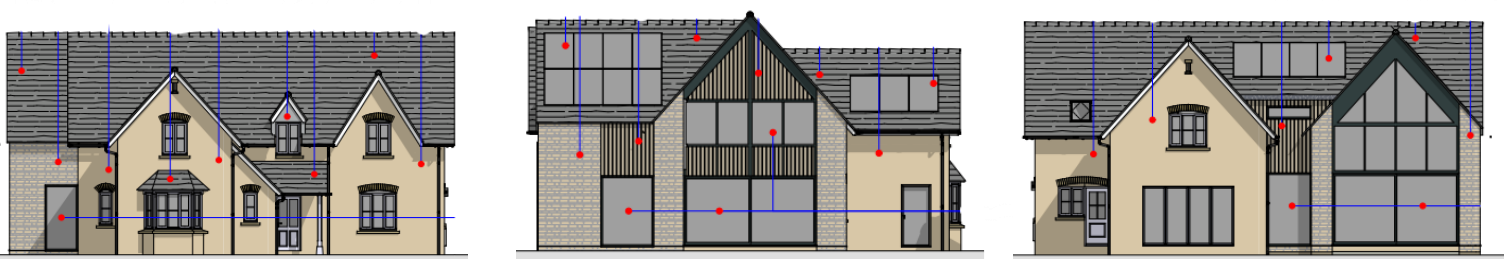
PROPOSAL

The proposal seeks planning permission for a two storey side/rear extension to the main dwelling and the proposed conversion of the existing garage into an annex. The application is submitted using Householder application forms.

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



(L-R) Existing Front, Side and Rear Elevations



(L-R) Proposed Front, Side and Rear Elevations

The proposed works seek to extend the side and rear of the property at both ground and first floor levels. To the ground floor, the existing conservatory would be removed and alongside internal reconfiguration, the extension would enable an enlarged kitchen, dining and family room. To the first floor, with further internal reconfiguration, a relocated and enlarged master

bedroom with en-suite will be created alongside an enlarged family bathroom and increased floorspace to bedroom 5.

Whilst two storey in form, the extension would align with the existing ridgeline of the dwelling when viewed from the principal elevation and would continue the established pitched roof. Viewed from the southern side elevation, the extension would retain a gable ended appearance, whilst introducing revised glazing arrangements at both ground and first floor. The rear projection of the extension would be evident from the side elevation owing to its increased height in comparison to the existing conservatory proposed to be removed.

From the rear, the extension would introduce a second gable of similar scale and proportion to the existing rear-facing gable. This elevation would also incorporate contemporary bespoke glazing extending into the gable, following the roof slopes and reflective of the modern glazing proposed on the southern elevation. Solar panels are proposed on the south and west facing roof slopes, with their arrangement governed by the configuration of the roofscape.

In terms of construction materials, the extensions are proposed to be finished in natural local stone laid coursed rubble with natural slate roof tiles and powder coated aluminium fenestration. Additional fenestration would be introduced at both ground and first floor level to the front, side and rear elevations.

Additionally, it is proposed to convert the existing double garage into an annexe. The garage is positioned within the residential curtilage, in close proximity to the existing building and is a pitched roof building constructed from natural local stone laid coursed rubble with natural slate roof tiles (to match the main dwelling). The footprint and built form of the garage is not proposed to be altered, whilst the existing garage doors would be altered to timber vertical cladding. Internally the conversion would create additional ancillary living accommodation for a dependant and ageing relative.

SITE DESCRIPTION/CONTEXT

The site known as Fairlawne is a modern, detached two storey dwellinghouse situated in the rural village of Startley, adjacent to bridleway GSOM9. The property occupies a generous plot and is set back from the road with a relatively open frontage enabling off road parking and sufficient turning space for a number of vehicles. The property also benefits from a detached two bay garage within the residential curtilage and a modest wraparound side and rear garden that is shrouded by established and mature landscaping. The main building displays a varied built form, with the principal elevation incorporating a pitched roof with gables at opposing sides of the front façade and a mono-pitch element adjacent to the main entrance, whilst a ground floor study projects forward of the front facade. The rear of the property also incorporates two gables of marginally differing proportions, with a conservatory to the right-hand side of the rear façade. Both side elevations also incorporate gables of matching proportions and positioning. The building is constructed from natural local stone laid coursed rubble with a natural slate roof, which is echoed within the detached garage. The surrounding area forms a linear arrangement of detached single and two storey properties which follow the main road through the vicinity, with overarching construction materials being render and natural stone.



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

- Countryside Character Area – Avon Vales
- Groundwater Emergence - Negligible risk from groundwater flooding

PLANNING HISTORY

Proposal / Summary
N/00/01532/OUT - Fairlawn , Startley, Chippenham, Wiltshire, SN15 5HE - Outline Planning Decision - Approve with Conditions Date: 21/8/2000 – OUTLINE - DEMOLITION OF BUNGALOW AND ERECTION OF TWO STOREY DWELLING WITH DETAILS OF SITING
N/04/02884/FUL - Fairlawne, Startley, Chippenham, Wiltshire, SN15 5HE - Full planning permission Decision - Approve with Conditions Date: 26/11/2004 – ERECTION OF A CONSERVATORY TO THE REAR, PORCH TO THE REAR AND INFILLING OF FRONT PORCH
N/01/00045/FUL - Fairlawn , Startley, Chippenham, Wiltshire, SN15 5HE - Full planning permission Decision - Approve with Conditions Date: 12/2/2001 – ERECTION OF REPLACEMENT DWELLING
N/08/01809/S73A - FAIRLAWNE, STARTLEY, GREAT SOMERFORD, CHIPPENHAM, SN15 5HE - Full planning permission Decision - Approve with Conditions Date: 6/10/2008 – Wind Turbine and Solar Panels
N/06/01055/FUL - Fairlawn, Startley, Chippenham, Wiltshire, SN15 5HE - Full planning permission Decision - Withdrawn Date: 6/2/2007 – Alterations to Existing Double Garage to Form Granny Annexe

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and Low Carbon Energy

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

Great Somerford (Including Startley) Neighbourhood Plan 2016-2026:

- No applicable policies

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 P3: Living Conditions and Pollution
- Policy L2(d)(ii): Making Effective use of Land

The Planning Practice Guidance

ISSUES

- Principle of development
- Design and Impact upon the character and context of the area
- Residential Amenity
- Highways and Parking Impact
- Climate Change

CONSULTATION RESPONSES

Great Somerford Parish Council: No comments received

WC Highways: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, however 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.

Principle of Development

When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

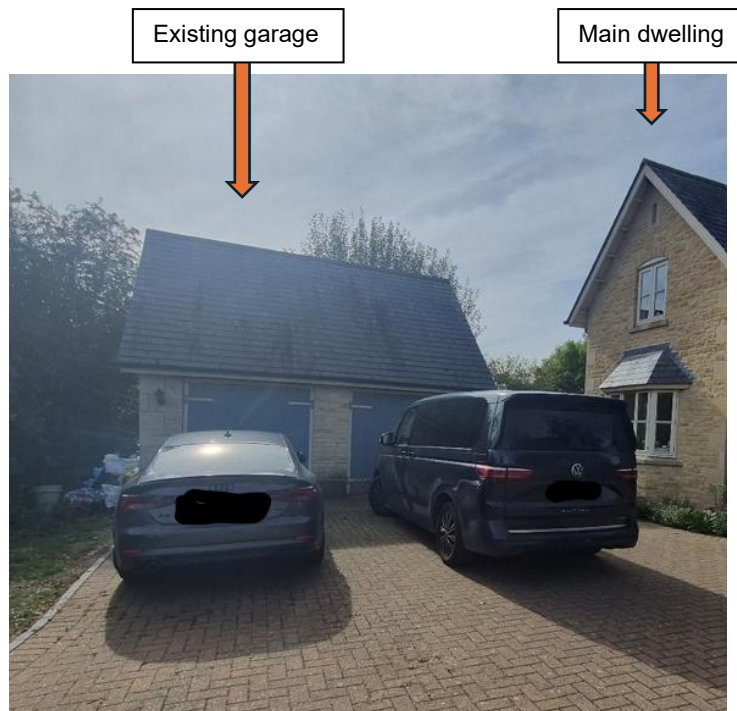
In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e., ancillary accommodation.

Policies S3-S5 of the National Planning Policy Framework establish the national approach to the location of development. In considering proposals for annexed accommodation, it is necessary to establish whether the proposal would remain ancillary to the host dwelling or whether it would constitute the creation of a separate planning unit or independent dwelling.

The proposal seeks to convert the existing detached double garage into ancillary residential accommodation for an older and dependant relative of the occupants of the main dwelling. The garage is located wholly within the established residential curtilage and no extensions or alterations are proposed which would increase its footprint, scale, massing or height. Internally, the building would provide a lounge, kitchen and bathroom at ground floor level, with a bedroom accommodated within the roof space.

Whilst physically detached from the host dwelling, the garage occupies a position in very close proximity to the main house and forms part of the overall residential arrangement of the site. There is no physical separation between the two buildings in the form of walls, fencing or other boundary treatments, with the intervening space between the buildings utilised to facilitate shared access to the side and rear garden areas. Therefore a clear, functional and visual relationship remains between the buildings.



The existing frontage of the application site comprises a shared block-paved driveway which serves the dwelling as a whole. The proposed plans do not indicate any dedicated parking provision for the annexe, nor any separate vehicular or pedestrian access arrangements. The existing parking area would continue to serve both the annexe and the main household, reinforcing the shared and ancillary relationship between the buildings.

Furthermore, the proposed plans do not indicate that the annexe would benefit from a separate residential curtilage, independent garden space or boundary treatments that would enable it to function fully as a self-contained building. The rear of the building features established landscaping and planting, with limited opportunity for a meaningful subdivision from the main dwelling without adversely affecting the amenities of the main building.

Although the accommodation would contain facilities which are commonly associated with independent day-to-day living (such as a kitchen, lounge, bathroom and bedroom), it is intended specifically to meet the needs of an older and dependent family member. The annexe would share utility services with the main dwelling and would remain reliant upon the main household for care, support and day-to-day assistance. As such, the occupation of the annexe would remain directly linked to and dependent upon the occupants of the host dwelling.

Importantly, the proposed plans do not illustrate any features that would indicate the creation of a separate planning unit. The annexe would not have an independent postal address, dedicated access arrangements, separate parking provision or a defined residential curtilage separate to the main dwelling. The building would remain physically and functionally integrated within the residential curtilage of the host dwelling and would continue to operate as part of a single residential unit.

Collectively, it is considered that the proposed accommodation would remain subordinate and ancillary to the main dwelling by reason of its scale, siting, shared access arrangements, lack of separate curtilage and the intended occupation by a dependent relative. The development would not result in the creation of a separate dwellinghouse and is therefore considered to meet the criteria to confirm it is ancillary.

Design and Impact upon the character and context of the area

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.

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.

During the course of the application, a site visit was conducted to the property to observe the application site and surrounding area, and to assess the proposed development.

The proposed extension to the property would result in increases in scale, bulk and mass at both ground and first floor levels. Whilst introducing additional mass, the proposed extension is not considered to present as an overly dominant or excessive built form which would overwhelm the existing building. The incorporation of gables throughout the side and rear facades helps to align with the existing design features evident across the dwelling, and would be of similar proportions to the existing built form. The property benefits from a modest side and rear wraparound garden, and despite the increase in footprint to the side elevation, the extension would still enable sufficient amenity area and avoid a cramped or overdeveloped appearance.

To the rear, the extension would broadly occupy the footprint of the existing conservatory to be removed, therefore would remain aligned with the projection of the existing rear wall. The property would continue to display a varied roofscape, however it is not considered to result in a confused appearance as the gables would be of comparative height and scale throughout the building. The proposed height of the extension would align with the existing ridgeline and respect the existing built form, with the overall appearance remaining balanced and subservient.

The use of matching construction materials would further enable the proposed works to integrate with the existing building and the surrounding area, enabling a sympathetic addition to the main building which aligns with its established character and appearance. Whilst introducing modern and bespoke glazing to the side and rear walls, this would not be considered to result in an overly glazed appearance and would be relatively concealed from the street scene and surrounding area given the position on the building and the established boundary treatments which afford a degree of screening. The introduction of bespoke glazing, as well as elements of vertical timber cladding across the side and rear walls, enables a clear

distinction between the original building and the extension, without resulting in an incongruous or unsympathetic appearance.

The only external changes proposed to the garage is the insertion of vertical timber cladding in place of the existing garage doors. The cladding helps to replicate the design features of the main building, further maintaining the integral relationship between the two buildings within the curtilage.

Therefore, overall it is considered that the proposed works are acceptable and would not result in unacceptable visual impact. The proposed extension would remain proportionate and subservient to the main dwelling, and would integrate with the existing character and appearance through the incorporation of matching construction materials, the scale and design of the proposed built form and the design features (such as the inclusion of gables). Furthermore, only partial glimpses of the proposed works would be visible from the surrounding area given the positioning of the building and proposed footprint, therefore the proposed works would not result in unacceptable visual impact within the local vernacular and wider street scene. The proposal is therefore considered to comply with WCS Core Policy 57, the Wiltshire Design Guide and 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 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 properties in close proximity to the application site are Westwood (to the north), Startley Farm (to the south) and Clove House (to the east).

The proposed extension is located to the southern and western walls of the main building, and therefore would not be in closer proximity to the boundary with Westwood. The rear wall of the extension would align with the existing and established rear wall, thereby effectively concealing the extension from vantage points within the boundary of Westwood and no additional fenestration is proposed which would overlook the boundary.

Intervening between the application site and Startley Farm is an existing bridleway. This provides both a physical and visual buffer between the application site and the buildings within Startley Farm. The footprint is proposed to be extended on the southern wall with comparable fenestration at first floor level to the existing arrangement, thereby not introducing the opportunity for additional perceived overlooking. Established and mature vegetation lines the southern boundary along the side of the bridleway, providing a degree of screening to the proposed works. No fenestration is apparent on the side walls of the buildings within Startley

Farm which are in proximity to the application site, whilst the existing separation distances are considered sufficient to mitigate against any overbearing effects.

Lastly, Clove House is situated across the main road from the application site. The front boundary of the site benefits from established planting which helps to obscure vantage points to the principal elevation, with the main building relatively recessed within its plot. No additional fenestration is proposed to the front elevation which would directly overlook Clove House, with the majority of the proposed works concealed from view.

Overall, the proposed works are not considered to result in unacceptable overlooking, loss of privacy, overbearing effects or a sense of enclosure. The proposed works are therefore considered acceptable and do not cause unacceptable impact on the amenity of adjacent and surrounding occupiers. Therefore, the proposed works are considered to comply 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 proposed extension to the main building would not increase the existing bedroom provision to the main dwelling, thereby remaining a 5 bedroomed property. However, the proposed conversion of the annexe would see the removal of potential parking provision within the existing garage. No alterations are proposed to the existing access arrangements.

The property benefits from a large block-paved driveway fronting the main dwelling and garage, with sufficient parking provision for multiple cars. As observed during the site visit, 3 vehicles were parked on the driveway with the generous driveway still able to accommodate further vehicles.

In order to accord with the Wiltshire Local Transport Plan, a 4+ bedroom dwelling would need to demonstrate 3 parking spaces, which is achievable and evident on site given that the proposed plans illustrate 3 spaces fronting the existing garage and a further 2 spaces fronting the main house.

It is not considered that the proposed development would not result in any adverse impact on highway safety and the Highway Officer has confirmed no objections. 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.

Climate Change

WCS CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

It is acknowledged that solar panels are already fitted on the southern roof slope, however these are 'wet' solar panels which are no longer functional. The proposed works would include further solar panel provision across the southern roof slope, with additional panels to the western roof slope. The solar panel arrays would support measures to achieve net zero carbon by providing infrastructure that makes a positive contribution to reducing greenhouse gas emissions in line with national and local sustainability objectives.

The proposed development would make a very modest contribution to net zero goals, but cumulatively with other similar development is critical to the transition to net zero over the coming decades. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change.

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

By reason of the proposed scale, design, bulk and mass, the proposed development is not considered to result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed extensions would remain subservient and proportionate to the existing built form, whilst the use of sympathetic construction materials enables the development to align and integrate with the existing material palette. Furthermore, the proposed conversion of the garage to an annexe is considered acceptable and meets the criteria for ancillary accommodation. Additionally, the proposed works are not considered to result in unacceptable impact on the amenity of surrounding and neighbouring properties, nor are the works considered to result in adverse impact on access and parking arrangements. Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations. Therefore, the proposal is considered to comply with WCS Core Policies 41, 57, 61 and 64, the Wiltshire Design Guide, the Wiltshire Local Transport Plan and the relevant provisions within the NPPF.

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:

2549_002 – Existing First Floor Plan, Block Plan and Location Plan received 07.08.26

2549_3101 – Proposed Ground Floor Plan and Elevations received 07.08.26

2549_3102 – Proposed First Floor Plan, Sections and Block Plan received 07.08.26

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

3. The annexe accommodation hereby permitted shall not be occupied at any time as an independent residential unit or for purposes other than those which are ancillary or incidental to the residential use and occupation of the main dwelling, known as Fairlawne. The accommodation shall remain within the same planning unit as the main dwelling as a single dwellinghouse (C3).

REASON: The additional accommodation would be unsuitable for occupation as a wholly separate dwelling having regard to the reasonable standards of residential amenity, parking and access and planning policies pertaining to the location of new residential development.