

29th September 2026

Our Ref: SWLC.LPC6300

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Application for approval of Technical Details Consent pursuant to
Permission in Principle (ref PL/2026/02415) for the erection of 2No dwellings
on land at No 34 Broad Town Road, Broad Town,
Royal Wootton Bassett, Wiltshire, SN4 7RB.

Please find enclosed a duly completed Technical Details Consent (TDC) application for the erection of 2 No. dwellings at the land at 34 Broad Town Road, Broad Town, Royal Wootton Bassett, Wiltshire, SN4 7RB. This application follows the recent approval of Permission in Principle (PIP) for two dwellings on this site under the reference PL/2026/02415, dated 19th May 2026. The present application therefore represents the technical details stage following the principle established through that earlier consent.

The Site

As Officers will be aware from the assessment of previous applications, the application site forms a parcel of land located to the rear of the houses fronting Broad Town Lane to the west. The surrounding area is predominantly residential in character, with a mixture of detached and semi-detached houses and varied building forms. The site is consequently read in the context of an established village settlement rather than as an isolated parcel of countryside.

The existing property No. 34 Broad Town Road comprises a modern two storey semi-detached property. It has a vehicular access driveway along the south side of the house and a long rectangular rear garden plot. The housing along Redhills to the south (which was extended by the new house built pursuant to application 18/07517/FUL, on land to the rear of No 36 Broad Town Road) highlights that the pattern of housing contextually supports the continuation of the rear ribbon.

Relevant Planning History

As mentioned, the site benefits from Permission In Principle for the erection of 2 No. dwellings approved earlier in 2026. As part of that application, an indicative proposed site plan and house-type elevations were enclosed to show a built form that would be comparable to the nearby house, built to the rear of No 36 Broad Town Road pursuant to application 18/07517/FUL (as shown below):



In the Officer's Delegated Report for the Permission In Principle application ref PL/2026/02415, for which this Technical Details Consent application forms the second stage, no direct design comments were made. However, with the 'Amount of Development' section of the report, the Officer concluded that:

It is considered that a modest level of development of this scale would respond positively to the established pattern of development, particularly in terms of plot layout and building line.

Under the preceding application, it was concluded that, having regard to the prevailing density of development in the area, the site could reasonably accommodate one additional dwelling. This could take the form of a pair of semi-detached properties, delivered in a manner that respects and maintains the rural

character of the locality. In this instance, such an approach, and the corresponding number of units proposed, is considered to be acceptable.

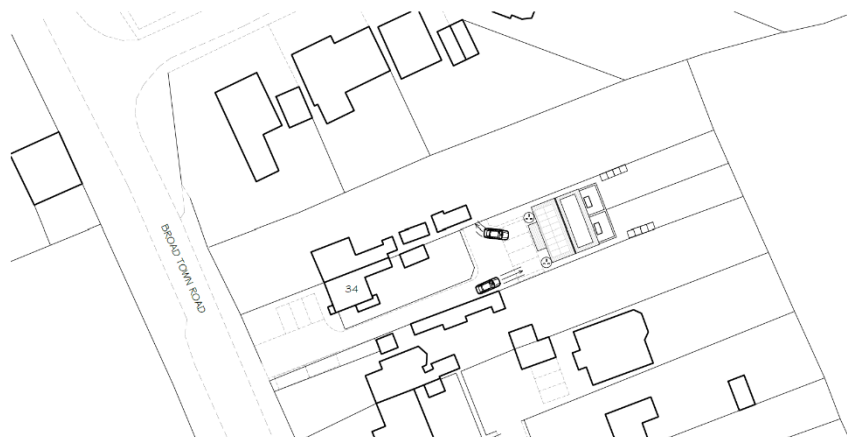
Having regard to the provisions of the development plan and relevant national policy, the quantum of development proposed is considered acceptable in principle.

Therefore, whilst not drilling down into the detailed design of the scheme at that stage, there was an acceptance in the above assessment that the scale of two semi-detached properties is acceptable for the site and character of the surrounding area, and that there would be no overriding amenity concerns that would preclude the development from coming forward.

Application Proposals

This Technical Details Consent application forms the second stage of the process having now established the principle of the development in terms of the location, land use and amount.

Accordingly, in line with the approved PIP, the proposal comprises the erection of two two-storey semi-detached dwellings, together with the associated access, parking, private external amenity areas and ancillary facilities. The proposed site plan reflects the same arrangement enclosed illustratively with the PIP application by positioning the new building towards the rear of the existing large residential plot, with vehicular access retained from Broad Town Road through the existing side access serving No. 34. This arrangement allows the existing dwelling to remain in residential use while accommodating the two new homes within the land to its rear.



The proposed layout shows the parking for the two new dwellings located at the front of the plots with the dwellings positioned level with the adjacent, recently built house to the south. The rear gardens would then include a private patio area, bin storage facilities, and cycle storage.

The proposed dwellings will follow a conventional two-storey domestic form with pitched roofs. The elevations show a coherent semi-detached building with a balanced principal elevation, appropriately proportioned window openings and a simple rear elevation. Solar panels are incorporated into the roof design.



Overall, the proposals have been designed to make efficient use of the site while retaining the existing dwelling and providing a well-defined residential development which responds to the established character of Broad Town.

Relevant Planning Context

Development Plan

The relevant policies of the adopted Wiltshire Core Strategy (2015) are set out below:

- Core Policy 41 – Sustainable Construction and Low Carbon Energy
- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape
- Core Policy 52 – Green Infrastructure
- Core Policy 57 – Ensuring High-Quality Design and Place Shaping
- Core Policy 60 – Sustainable Transport
- Core Policy 61 – Transport and New Development
- Core Policy 62 – Development Impacts on the Transport Network
- Core Policy 67 – Flood Risk

Wiltshire Design Guide SPD - With respect to residential/neighbouring amenity, states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals.

National Policy

The National Planning Policy Framework (August 2026) is a material consideration in the determination of the application.

Of particular relevance to this application are the following policies:

S3 – Presumption in favour of sustainable development
 L2 – Making effective use of land
 L3 – Achieving appropriate densities
 DP3 – Key principles for well-designed places
 TR4 – Street design, access and parking
 TR6 – Assessing transport impacts
 P3 – Living conditions and pollution
 CC2 – Mitigation of climate change
 CC3 – Adaptation to climate change
 N2 – Improving the natural environment
 N3 – Trees in new development
 F4 – Managing flood risk

Probably the main fundamental change to the new NPPF that has taken place since the grant of the PIP on this site is the introduction of the new national policy L2, which states as follows:

Where the development would involve the use of residential curtilages, not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings; unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3)

The proposals comply with the above policy both in respect of being well less than twice the footprint of existing buildings and will retain at least 50% of the existing undeveloped curtilage.

Main Planning Considerations

The following are considered to be the relevant considerations for the assessment of this application for Technical Details Consent and will be considered in turn.

- Detailed design and appearance
- Site layout and internal arrangements
- Access arrangements and parking

- Landscaping and boundary treatments
- Drainage and flood mitigation measures
- Utilities and other technical infrastructure

Detailed design and appearance

The proposed two semi-detached dwellings follow a logical legible approach, making efficient use of the site which responds to the domestic character of the surrounding area. The residential curtilage of each plot is more than the footprint of each dwelling thereby meeting the design guide standards for private amenity space. The fenestration of each dwelling follows a symmetrical and balanced form.

The proposed dwellings are two storeys in height, reflecting a domestic scale. Perhaps the most notable change from the illustrative layout enclosed with the PIP application is the change from a hipped roof (shown illustratively for the PIP) and what is now proposed, which is a pitched roof.



Roof Design – PIP Application

Roof Design – TDC Application

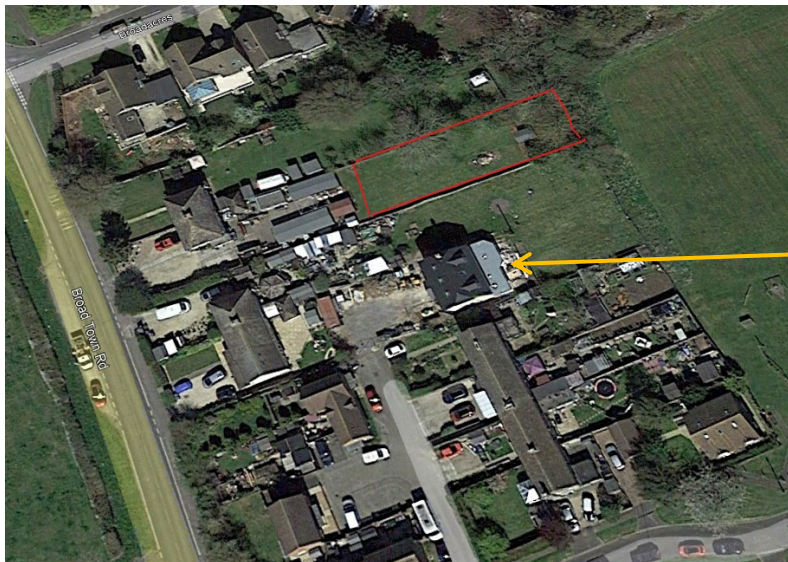
However, whilst this change in roof design has been introduced, for the purposes of allowing some accommodation in the roof space, it is not considered to be out of keeping with the character of the surrounding area or is of a scale that would be incongruous or have an adverse effect on the amenities of nearby residents.

The justification for this design change is found in the National Decision-Making Policy L2 which states that **substantial weight** should be given to the benefits of:

*Creating additional homes or floorspace within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment **or additional development within existing plots** (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and **additional units within residential curtilages**).*

Furthermore, as demonstrated by the extracts from the approved drawings, as exhibited on the following page, the proposed two semi-detached dwellings will not appear out of proportion or would dominate or be out of scale with the recently built dwelling to the south – under the planning reference 18/07517/FUL.

As demonstrated below, the recently built house to the south (shown below by the arrow) has an overall ridge height of 8.79m compared to the proposed pair of semi-detached houses with a total ridge height of 8.66m. As a consequence, the proposed development and the neighbouring dwelling to the south will sit comfortably alongside one another, notwithstanding the differing roof forms.



Dwelling approved
by 18/07517/FUL
now built



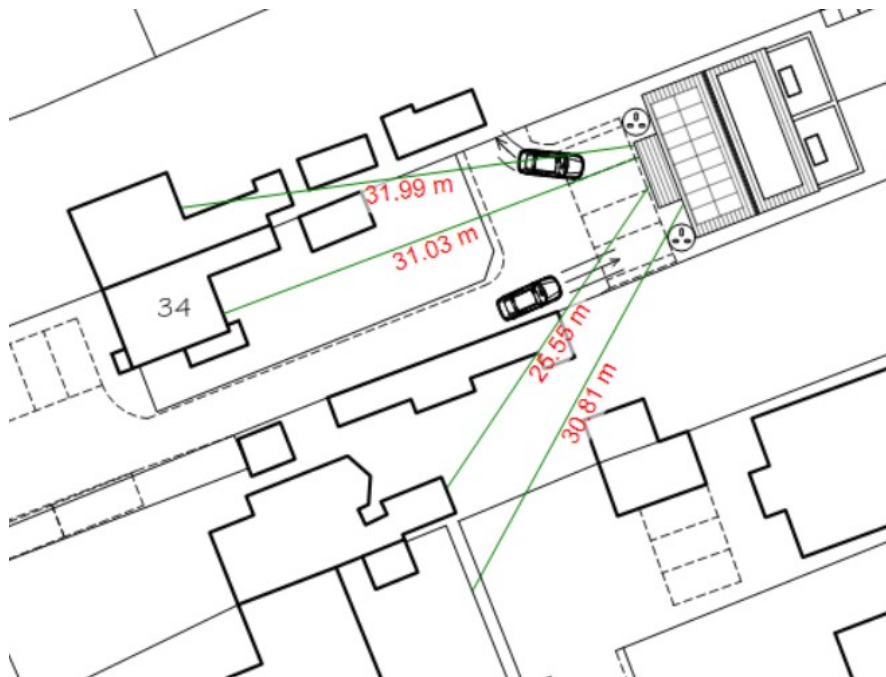
Lastly, solar panels are shown integrated within the roof design. Their incorporation at the design stage avoids the need for separate retrofitted renewable energy infrastructure and contributes to the overall sustainability credentials of the development.

Site layout and internal arrangements

The proposed layout makes efficient use of land associated with the existing residential property while retaining No. 34 in accordance with National Decision-Making Policy L2. The new plots located to the rear, with the access extending alongside the retained property. The proposal therefore represents a contained form of development which makes use of an established residential plot.

In terms of amenity, the scheme has been designed to provide satisfactory living conditions for future occupiers while respecting the amenity of existing neighbouring residents. The proposed dwellings are provided with generous private external amenity areas and have been arranged within the site so that the development remains physically separated from No. 34 and other surrounding properties.

Additionally, having regard to the Wiltshire Design Guide standards of back-to-back separation distances and facing habitable windows at a distance of at least 20 metres, the diagram below demonstrates how this separation distance has been respected:



It has therefore been demonstrated that in the case of all surrounding properties there will be well in excess of a 20m separation distance thereby ensuring that the amenities of all surrounding residents have been safeguarded.

Access arrangements and parking

Vehicular access to the proposed dwellings would be obtained via the existing access from Broad Town Road serving No. 34. The proposed access will run alongside the retained dwelling to serve the new development at the rear. This was shown illustratively as part of the PIP proposals.

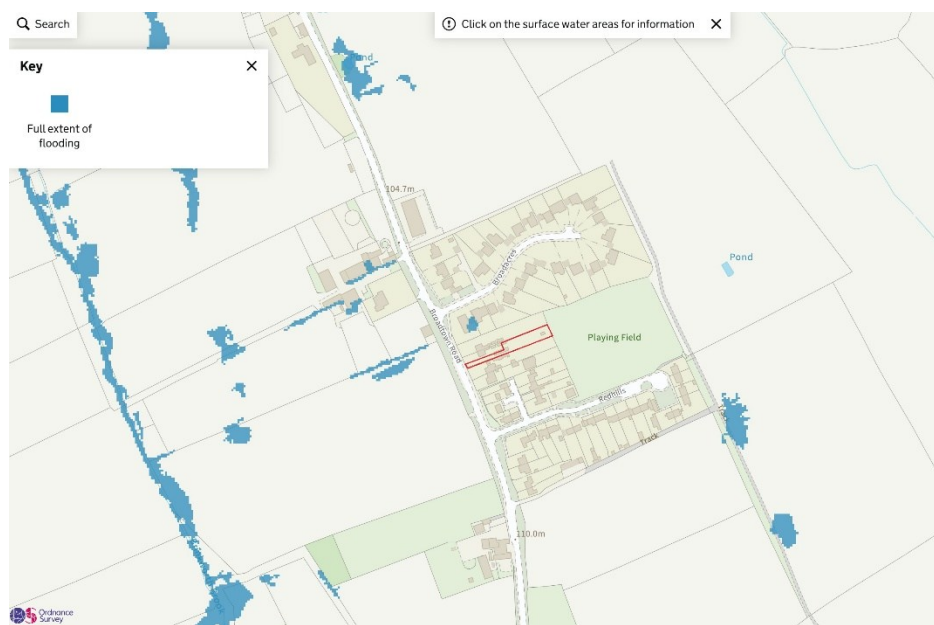
The scheme incorporates off-street parking associated with the proposed dwellings, together with cycle storage and an electric vehicle recharging point. These facilities are integrated into the layout and accord with the Council's adopted standards for private dwellings. It is considered that given the scale of the proposal, comprising two additional dwellings, the development is not expected to generate a significant level of additional traffic.

Landscaping and boundary treatments

The proposed scheme provides private external areas associated with the proposed dwellings that will be landscaped and will retain the established residential setting of the site. Existing boundary vegetation will be retained wherever practicable, subject to any detailed site requirements. Additional planting will be incorporated where appropriate to reinforce boundaries and soften the appearance of the development. The detailed landscaping approach can be secured by condition where appropriate. With regard to Biodiversity Net Gain the development falls within the statutory exemption of falling below 0.2 hectares and having no loss of primary habitat.

Drainage and flood mitigation measures

The site lies in Flood Zone 1 (Lowest Risk) from potential sources of flooding from rivers and sea. Additionally, the site is not at risk from surface water flooding as confirmed by the inserted map from the Environment Agency records provided below:



Foul and surface water can either be dealt with at source - either via a septic tank and soakaway or storage tanks or can discharge into the mains drainage system. It is considered that suitable infiltration testing can be conditioned to establish whether SUDS can be achieved in the first instance.

Utilities and other technical infrastructure

The site will be connected to all utilities – water, gas, electricity, broadband. The site will also be highly energy efficient utilising solar panels, air source heat pumps and EV charge points.

Conclusions

Overall, I hope it is common ground that there are no reasons why the application site could not be acceptably developed to increase the supply of houses in this location, making the optimal use of the currently undeveloped residential area of land. However, if you have any questions to ensure your support at these technical details stage, please do not hesitate to contact me direct.

Together with the duly completed application forms, the following drawings have been enclosed with the application:

- LPC 6300 EX 101 Location Plan 1:1250 @ A4
- LPC 6300 EX 102 Site plan – Existing 1:500 @ A3
- LPC 6300 PR 201 Site Plan – Proposed 1:500 @ A3
- LPC 6300 PR 202 Proposed Floor Plans 1:100 @ A3
- LPC 6300 PR 203 Proposed Elevations 1:100 @ A3

Yours faithfully

Simon Chambers
Director

Enc.

Cc: Ms F Bendall