

Georgina Morgan-Denn

Subject: FW: Planning Application - S/HOU/26/0068

From:

Sent: 18 March 2026 10:32

To:

Subject: ExternalRE: Planning Application - S/HOU/26/0068

Good morning,

Apologies for the delay in getting back to you regarding this application. Thank you for your comments and for raising your objection regarding the proposed dormer window.

Whilst we appreciate the concerns expressed by the Parish Council, I do need to highlight that the proposed dormer window would fall within permitted development rights under the General Permitted Development Order (GPDO). As such, permitted development is a material consideration in the assessment of this planning application.

Given that the dormer window could be constructed without the need for planning permission under permitted development, this significantly limits the ability to refuse the current application on planning grounds. In effect, it would be difficult to substantiate a refusal in this case.

In light of this, I wanted to ask whether the Parish Council would be willing to reconsider its request to have the application determined by the Planning Committee. Officers would be required to recommend approval for this proposal. Furthermore, should the Planning Committee choose to refuse the application, the applicant would have the option to submit a Certificate of lawfulness and proceed with the dormer window under permitted development rights.

I hope this clarifies the position, and I would welcome any further thoughts the Parish Council may have.

Kind regards,

Planner - Development Management

Inclusive Economy and Sustainability
Swindon Borough Council

Sent: 02 March 2026 11:00

Cc: Georgina Morgan-Denn <clerk@haydonwick.gov.uk>

Subject: Planning Application - S/HOU/26/0068

Dear Clare

With reference to the above the planning application, you will see the following is logged on the SBC portal.

HWPC Comments:

Objection. Original application was just for an extension, retrospective application has come in for a dormer extension, will be the first dormer in the location, loss of amenity for local neighbours and not enough parking assigned to the property. **HWPC would like to call this into the SBC Planning Committee.**

Please can you kindly advise on the status of this application? I would like to be able to go back the Planning Committee in March and give an update.