

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08775
APPLICATION TYPE:	Permission in Principle
SITE ADDRESS:	Land at Rockwell Cottage, 8 Sutton Lane, Sutton Benger, Chippenham, SN15 4RU
DEVELOPMENT DESCRIPTION:	Erection of a single dwelling
RECOMMENDATION:	Approve

SITE DESCRIPTION/CONTEXT

The application site comprises garden land located to the south of Rockwell Cottage, 8 Sutton Lane. It lies to the southeast of Sutton Benger, beyond the defined settlement boundary, and is therefore considered open countryside for planning purposes. A Public Right of Way (PRoW) (ref. SBEN19A) runs to the south of the site, approaching from the southwest. There is a band of trees, and other vegetation provides some separation between the proposed development plot and garden land adjacent to the dwelling. There is an existing outbuilding/garage and associated hardstanding within the parcel of land, along with an existing access. The plot is enclosed with mature trees and vegetation, and a metal five-bar gate across the entrance.

The Sutton Benger Conservation Area lies approximately 158 metres to the north. The site is bordered by open farmland to the south and west, with Rockwell Cottage and the recently approved development under application PL/2025/06181 immediately to the north. This development, which followed a complex planning history, granted permission for the erection of two dwellings and associated works, effectively subdividing the former garden land. To the east, the site is bounded by Sutton Lane, which is lined with residential properties and a 21-dwelling scheme currently under construction, approved at appeal under application 20/03487/FUL.

The site lies within Flood Zone 1; however, it also falls within the Environment Agency's 20-metre buffer zone of a watercourse located to the west of the site. Additionally, the entire site and surrounding area are identified as being within a high groundwater risk zone, where groundwater levels are at or very near (within 0.025m of) the ground surface.

PROPOSAL

The proposal seeks Permission in principle, with all matters reserved for the technical detail stage, for the erection of a single self-build dwelling. Submitted plans and supporting documents indicate that the application includes information on location, land use, and the number of units.

Indicative plans indicate a two storey 2 bed dwelling to be located on the site of the existing single storey garage to include a first-floor balcony looking west.

Indicative materials are indicated as similar to the existing garage/outbuilding, Rockwell cottage and of the dwellings approved in the subdivision to the north.

Materials

Walls: Render and vertical timber cladding

Roof: Double roman roof tiles

Windows: Timber/aluminium

The indicative site plan indicates that the existing access and hard standing would be utilised and extended to allow access for parking and turning for two vehicles. A fence would be erected to separate the plot from the main garden, but would be accessible from the Rockwell Cottage garden by an internal gate.

PLANNING HISTORY

Proposal / Summary
14/09847/FUL - Full planning permission Decision - Approve with Conditions Date: 12/12/2014 – Proposed Two Storey Side Extension.

Other relevant Planning History

The residential garden to the north of Rockwell Cottage, 8 Sutton Lane, has already been subdivided following a detailed planning history. Most recently, planning permission was granted under application PL/2025/06181 for the variation and removal of conditions attached to PL/2024/10951, which approved the erection of two new dwellings with detached garages and associated development.

PL/2025/06181 Variation of condition 2 and removal of conditions 7 and 8 of PL/2024/10951 (approved plans, FRA details and overland flood exceedance plan). Approve with conditions 30/09/2025

PL/2024/10951, Erection of 2 No. dwellings with detached garages and associated ancillary development, Approved With Conditions, May 2025

PL/2022/09773, Erection of 2 No. dwellings with detached garages and associated ancillary development, Refuse, 21/08/2023 Upheld at Appeal

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 10 Spatial Strategy: Chippenham Community Area
- Core Policy 34 Additional Employment Land
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

Saved policies of the North Wiltshire Local Plan:

- Policy H4

Neighbourhood Plan:

Sutton Benger and Draycot Cerne Neighbourhood Development Plan (Made 2025)

- Policy SB1 – Landscape: The Rural Character
- Policy SB2 – Maintaining the Separation of Settlements
- Policy SB3 – Important Views
- Policy SB5 – Biodiversity and Net Gain
- Policy SB6 – Flooding and Drainage
- Policy SB7 – Design
- Policy SB9 – Sustainable Development and Climate Change
- Policy SB13 – New Development and Highway Implications

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways:

Other than the highlighted sustainability issue, the principle of a single residential dwelling would not be considered detrimental in terms of capacity within the public highway, provided parking and turning, as well as safe and convenient access can be satisfactorily accommodated and demonstrated.

WC Rights of Way: No comment received

WC Drainage: No comments received

Environment Agency: No comment

This application does not fall within the criteria set out in our External Consultation Checklist, which defines the planning applications we should be consulted on. We therefore consider that we should not be consulted, and we will not be providing any comments on this proposal.

Parish/Town Council: No comment

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment

The site lies outside the defined settlement boundary and is therefore considered countryside for planning purposes. Ordinarily, such locations are regarded as unsustainable for new housing and would not align with the spatial strategy of the Wiltshire Core Strategy. The proposal does not fall within any of the exceptions listed in paragraph 4.25 of the Core Strategy, such as rural workers' dwellings or exception sites. On this basis, the development would usually be considered unacceptable in principle.

The Wiltshire Housing Land Supply Statement (June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications.

The National Planning Policy Framework was revised in December 2024. This has reintroduced the requirement to meet five years' worth of deliverable sites and a buffer to be applied to the five-year housing requirement in all circumstances, and has revised the Local Housing Need calculation to establish the five-year housing requirement. These factors have resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that the Council can currently demonstrate a 2.42 years housing land supply of housing at a unitary authority level. This is considered to be a substantial shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered out of date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed and altered in the light of the shortage in housing land supply. The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes whilst having particular regard to the key policies set out in paragraph 11(d)(ii) and Footnote 9 of the NPPF.

In this case, the site is located within garden land of an existing dwelling and would be located in place of an existing residential garage, benefits from an established access, and is adjacent to recent residential approvals, including two dwellings to the north and a 21-dwelling scheme opposite Sutton Lane. The site is approximately 158 metres from Sutton Benger, a Larger Village identified in Core Policy 1 as having a range of services and facilities. While outside the settlement boundary, the location is considered reasonably sustainable given its proximity to the village and existing development. The breach of the development plan is therefore limited and does not carry substantial weight.

The proposal is for a single self-build dwelling, which supports national objectives to diversify housing supply and encourage custom and self-build projects. When considered against the tilted balance, the limited harm arising from the site's location is outweighed by the benefits of

delivering an additional dwelling, supporting self-build housing, and contributing to housing supply.

Conclusion

Taking into account the site's relationship to existing and approved development, its proximity to Sutton Benger, and the absence of overriding constraints, the proposal represents a logical and proportionate addition to the settlement pattern. While outside the defined boundary, the harm arising from this conflict is limited and does not significantly outweigh the benefits of delivering a self-build dwelling.

On balance, the principle of development is considered acceptable, and Permission in Principle should be granted, subject to detailed matters being addressed at the Technical Details Consent stage.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places.

The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

The application seeks Permission in Principle (PiP) for residential development, which is limited to consideration of location, land use, and the amount of development.

The application site lies approximately 158 metres from the Sutton Benger Conservation Area; however, the separation provided by agricultural land, existing residential development, and two recently approved dwellings ensures that the proposal would not adversely affect the setting or significance of the Conservation Area.

The site is currently occupied by a low-lying single-storey garage and associated hardstanding within garden land. The proposal seeks to replace this structure with a two-storey dwelling, utilising the established access and maintaining the existing boundary vegetation. The indicative design and materials—render and vertical timber cladding with double roman roof tiles—are consistent with Rockwell Cottage and the approved dwellings to the north, ensuring visual continuity. Given the enclosed nature of the plot and its relationship to surrounding residential land, the development would appear as a logical infill rather than an isolated intrusion into open countryside.

While the increase in height from a single-storey garage to a two-storey dwelling will alter the immediate appearance of the site, the impact on wider views is limited due to existing screening and the transitional character of the area, which already accommodates residential development alongside agricultural land.

Conclusion

On this basis, the proposal is considered capable of complying with Core Policy 57 and NPPF Chapter 12, subject to detailed design and landscaping being addressed at the Technical Details Consent stage.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Assessment

Permission in Principle (PiP) is restricted to consideration of location, land use, and the amount of development, with all other detailed matters—such as design, layout, scale, and materials—addressed at the Technical Details stage. However, the proposed detail set out in the supporting statements and plans is assessed below.

The indicative plans show a two-storey, two-bedroom dwelling positioned on the footprint of the existing garage, including a first-floor balcony facing west away from neighbouring gardens. While the site is enclosed by mature vegetation and benefits from separation from neighbouring properties, the introduction of a balcony at the first-floor level has the potential to create an overlooking or perception of overlooking. This will require careful consideration at the Technical Details Consent stage to ensure that the design incorporates appropriate screening or orientation measures to protect the privacy of neighbouring occupiers.

The proposed dwelling would share an access with Rockwell Cottage, and the indicative layout suggests a boundary fence with an internal gate to maintain connectivity between the plots. Noise and disturbance during construction are likely to be temporary and can be managed through standard conditions. The scale and massing of the dwelling, as indicated, appear

proportionate to the plot and consistent with the character of surrounding development, including the recently approved dwellings to the north. However, final assessment of visual impact, overshadowing, and relationship to neighbouring properties will be undertaken at the Technical Details stage when full plans are submitted.

Subject to these matters being addressed, the proposal is unlikely to result in unacceptable harm to residential amenity.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

Permission in Principle (PiP) is restricted to consideration of location, land use, and the amount of development, with all other detailed matters—such as design, layout, scale, and materials—addressed at the Technical Details stage. However, the proposed detail set out in the supporting statements and plans is assessed below.

WC Highway consult advises that, should the principle of development be considered acceptable, the response advises that the existing gated access from Sutton Lane must be upgraded to meet Manual for Streets standards, including visibility splays of 2m x 215m, a consolidated surface for the first 5m, and gates set back 5m to open inwards. Parking provision should comply with Wiltshire Council standards (minimum 2 spaces for a 2- or 3-bedroom dwelling), with garages counted only if they meet the 6m x 3m internal dimension requirement. Cycle storage and EV charging facilities must also be provided in accordance with local and national guidance. Subject to these requirements, which would be dealt with at the technical matters stage, the principle of a single dwelling would not be considered detrimental to

highway capacity, provided safe access and turning arrangements are demonstrated. There are, however, concerns about the sustainability of development in the open countryside.

Conclusion

Overall, while sustainability concerns remain, there are no overriding highway objections subject to compliance with the above requirements at the technical detail stage, the application could be acceptable and in accordance with the policies of the Wiltshire Core Strategy and the objective of the NPPF.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

In this instance, the application is submitted as a Permission in Principle (PiP), which limits consideration to the location, land use, and amount of development. Should the application be approved, the applicant would be required to submit a Technical Details Consent (TDC) application, at which stage full details of the scheme would be assessed. This would include demonstrating compliance with relevant environmental and planning requirements, including the provision of Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021 and associated guidance. The applicant would need to provide appropriate ecological assessments and mitigation proposals at the reserved matters stage to satisfy BNG requirements.

However, the Biodiversity Gain Requirements (Exemptions) Regulations 2024 confirm that self-build and custom-build housing schemes are exempt from this legal requirement, provided they meet all of the following conditions: the development consists of no more than nine

dwelling, is on a site no larger than 0.5 hectares, and comprises exclusively self-build or custom housebuilding as defined in the Self-build and Custom Housebuilding Act 2015.

As the proposal is for a self-build dwelling, the applicant will also be required at the technical details stage, should they continue with a self-build application, to enter into a Unilateral Undertaking (UU) under Section 106 to secure compliance with self-build policy requirements and any associated obligations. This agreement must be completed before a decision on the Technical Details Consent can be issued.

Subject to these measures being secured, the proposal can comply with Core Policy 50, the NPPF, and relevant statutory requirements.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Paragraph 189 of the NPPF requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.

Under Section 245 of the Levelling-up and Regeneration Act 2023, LPAs and other relevant authorities must now “seek to further” the statutory purposes of National Landscapes (formerly Areas of Outstanding Natural Beauty), replacing the previous duty to merely “have regard to” them.

This is an active duty, requiring authorities to take reasonable and proportionate steps to support the conservation and enhancement of the natural beauty, special qualities, and key characteristics of these designated areas when exercising any function that affects them.

Assessment

Permission in Principle (PiP) is restricted to consideration of location, land use, and the amount of development, with all other detailed matters—such as design, layout, scale, and materials—addressed at the Technical Details stage. However, the proposed detail set out in the supporting statements and plans is assessed below.

The proposal for the erection of a single self-build dwelling within the garden land of Rockwell Cottage, 8 Sutton Lane. Submitted information confirms the location, land use, and number of units. Indicative plans show a two-storey, two-bedroom dwelling positioned on the footprint of the existing single-storey garage, incorporating a first-floor balcony facing west. Proposed materials are indicated as complementary to the existing outbuilding, Rockwell Cottage, and the recently approved dwellings to the north, comprising rendered walls with vertical timber cladding, double roman roof tiles, and timber/aluminium windows. The indicative site plan demonstrates that the existing access and hardstanding would be retained and extended to provide parking and turning space for two vehicles. A new boundary fence would separate the plot from the main garden, with an internal gate maintaining access between the two areas.

As this application seeks Permission in Principle, detailed design, layout, and technical matters will be addressed at the Technical Details Consent stage. Key considerations will include the final design and appearance of the dwelling to ensure it integrates with the surrounding built form and complies with the Wiltshire Design Guide SPD (2024). Landscaping and boundary treatments will need to maintain local character and mitigate any visual intrusion, consistent with Core Policy 51 and NPPF objectives.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Assessment

Detailed drainage design will be addressed at the Technical Details Consent stage. At this stage, WC Drainage has not provided comments, and the Environment Agency has confirmed they have no comments. The site lies within Flood Zone 1, indicating a low risk of fluvial flooding; however, the applicant must ensure that surface water runoff does not discharge onto the adjacent highway. Sustainable Drainage Systems (SuDS) should be incorporated

into the design to manage runoff effectively. Additionally, part of the site falls within the 20-metre buffer zone of a watercourse located to the west, and appropriate measures will be required to protect this feature and maintain water quality.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

The proposal seeks Permission in Principle for one dwelling within the open countryside. While the site is outside the defined settlement boundary, it is located within the garden ground of an established residential property and sits within a context of recent approvals, including two dwellings to the east and a 21-dwelling scheme opposite the site. The location is less than 200 metres from Sutton Benger, which is considered a sustainable settlement with access to local services. There are no identified constraints that would prevent development. Given the site's relationship to existing and approved development, its proximity to a sustainable village, and the absence of harm to the character of the area or wider countryside, the proposal represents a logical and proportionate extension of residential development. On balance, the principle of development is acceptable and Permission in Principle should be granted, subject to detailed matters being addressed at the Technical Details Consent stage.

RECOMMENDATION:

That Planning Permission be GRANTED.