

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08669
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Widham, Purton, Swindon, SN5 4HP
DEVELOPMENT DESCRIPTION:	Proposed detached garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a proposed detached garage.

Based on the submitted plans and details, the proposed garage would have a gable roof, with artificial roof slate tiles. The front (east) elevation would have stone slips cladding, with smooth rendered walls on the remaining elevations. The garage door would face the east and be of uPVC material.

Following concerns raised by officers, the applicant submitted revised details which have amended the proposed materials from the initially proposed concrete roof tiles and smooth rendering on all elevations.

SITE DESCRIPTION/CONTEXT

The application site relates to an 'L-shaped' two-storey cottage known as 21 Widham in the Large Village of Purton.

The side elevation of the property faces the public highway, whilst its front elevation within the 'L-shape' faces the south into its front garden. The vehicular access lies to the south of this garden. This garden is bounded by a low brick wall and some vegetation. The front and rear garden is separated by a wooden fence. The property is provided with relatively large outdoor private amenity spaces.

The dwellinghouse has rubblestone walls, a gabled roof of grey slate tiles, brick chimney stack and white uPVC windows. It also features a porch of similar materials on its southern elevation.

The site is accessed directly off the junction of New Road (unclassified) and Cricklade Road (C-classified) to the east. There is a Public Rights of Way footpath (PUR59) approximately 17.2 metres to the north of the site.

Part of the site lies within an area identified to be at risk of flooding from surface water at 1 in 1000 year extent (0.1% AEP). It is within Flood Zone 1 from fluvial flooding and is at negligible risk of ground water flooding.

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

- North Meadow SAC 9.4km recreational buffer

PLANNING HISTORY

Proposal / Summary
None relevant.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Purton Neighbourhood Plan (made November 2018)

- Policy 4: Ecological Enhancements
- Policy 13: Development Principles

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish/Town Council: No objection

WC Highways: No objection

REPRESENTATIONS

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.

Design and Impact upon the character and context of the area

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.

Purton Policy 13 ensures that where possible development should retain and re-use existing buildings and materials on site.

The proposed detached garage would be sited at the end of the private drive, set back by approximately 20 metres from the public highway. Given the scale and siting of the proposed detached garage, it is considered to be subservient to the host dwelling.

Regarding the proposed materials, whilst the proposed materials would be different to those of the host dwelling and adjacent neighbouring property, it would provide a similar appearance and character from the public realm. Furthermore, the siting of the proposed garage being significantly set back and, in its context, would further lessen its impact. It is therefore not considered to bring upon unacceptable harm to the character and appearance of the site and its surrounding areas.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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.

Loss of Light / Overshadowing

Given the nature of the single storey height of the proposed garage, it is not considered to bring upon unacceptable overshadowing effects on the neighbouring amenity, particularly as it is adjacent to the neighbouring property which is of two storey height.

Loss of Privacy

The proposal includes a detached garage at the end of a private drive within the applicant's owned land. It is not considered that there would be any unacceptable loss of privacy experienced by neighbouring occupants as a result of this development.

Overbearing Impact

Given the nature of the single storey height of the proposed garage, it is not considered to bring upon unacceptable overbearing effects on the neighbouring amenity, particularly as it is adjacent to the neighbouring property which is of two storey height.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposal has been assessed by the Highway Authority and no objection has been raised. Whilst the proposed garage would not meet the minimum standards of 6 metres x 3 metres as set out in the Wiltshire Car Parking Strategy, there would still be sufficient space within the current hardstanding for provision of off-street car parking spaces. The harm is therefore limited.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision remains the same and in accordance with Wiltshire's adopted parking standards, and access arrangements remain the same and 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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

Purton Policy 4 of the Purton Neighbourhood Plan further supports the above.

The proposal would require the removal of vegetation on the site, however, it is not at such a scale that it would result in significant harm to biodiversity. The nature of the proposed development is also not considered to bring upon unacceptable harm to biodiversity.

As such, the development complies with Purton Policy 4 of the Purton Neighbourhood Plan, Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Other issues

N/A

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, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

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:

Elevations, Floor Plan, Site Location, and Block Plan; 25/1006/01; received 12 November 2025

Proposed Materials; received 6 January 2026

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