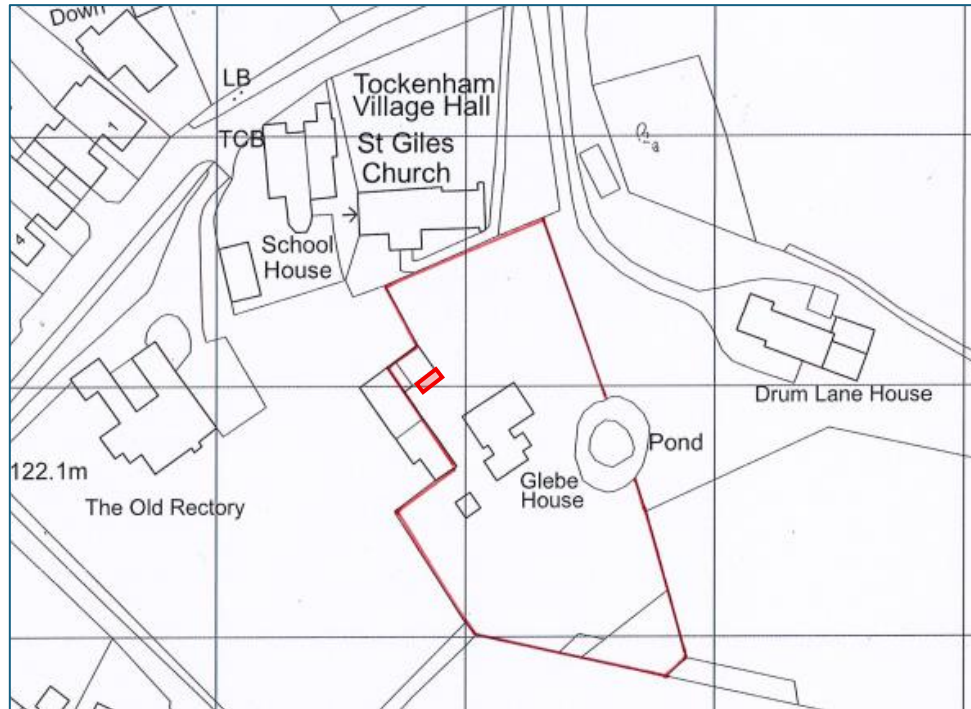


PLANNING, DESIGN & ACCESS STATEMENT AND HERITAGE IMPACT ASSESSMENT.

January 2026

Glebe House, West Tockenham, Swindon SN4 7PJ

Householder Application to erect a garage extension.



1.0 Introduction

This Planning, Design and Access Statement and Heritage Impact Assessment is submitted in support of a householder Planning application to erect a small extension to the existing garage at Glebe House.

The proposal follows works recently carried out under planning application ref: PL/2024/01576 for a single storey rear and side extension (minor changes to consent PL/2023/01345 granted on 27th April 2023). These extension works to the main house are now complete.

As previously approved no alterations are proposed to the existing means of access which is served by an existing private drive serving a gavelled driveway to the front of the property. Off road parking for several cars is maintained.

The extension to the garage is to enable modern sized cars to be parked therein.

As previously, the existing boundary hedges, fences and landscaping will also remain as existing.

This statement covers an assessment of local character and design of the property and nearby built form, the prevailing planning policy context for the proposal and an analysis of other relevant heritage, environmental and sustainability considerations.

It has been prepared with regard to the format recommended within CABE's document "Design & Access Statements", the Government's NPPF, Local Development Plan policy and related guidance and Historic England's guidance on the preparation of Heritage Impact Assessments.

2.0 Introduction:

The property's current owners and applicants wish to remain in their home and are committed to the upgrading of the existing accommodation in its existing 'optimum viable use' as a single-family residence in order to give the property a secure and sustainable long-term future.

It is the applicant's intention to occupy the property as their family's principal residence and the proposed works as outlined below reflect their wish to embrace the opportunity to add sympathetic features and additions to preserve and enhance the character of the property whilst bringing it more in line with modern day expectations for such a home.

These works will create a much improved layout, fully respectful of its own character, history and significant fabric and which pays proper regard to the buildings original design, architecture, and materials, its setting and to the contribution it makes to the character of the area in which it sits and its relationship with nearby heritage assets.

3.0 Site location, characteristics and context:

The application relates to an existing garage located north east of Glebe House, (a detached two storey dwelling) and within its curtilage. The dwelling's ploy adjoins a private driveway which leads from Orchard Lane to the north of the site. The property is not listed and does not lie within a designated Conservation Area.

The site does however adjoin The Church of St Giles, a grade II* listed building which is located to the northern boundary. There are a number of other detached dwellings within the sites' vicinity which are afforded large plots.

The site's boundary is comprised of mature planting and hedgerow as well as a small pond to the east of the site.

The site's rear (southern) boundary looks out towards the open countryside with extensive views out into the distance.

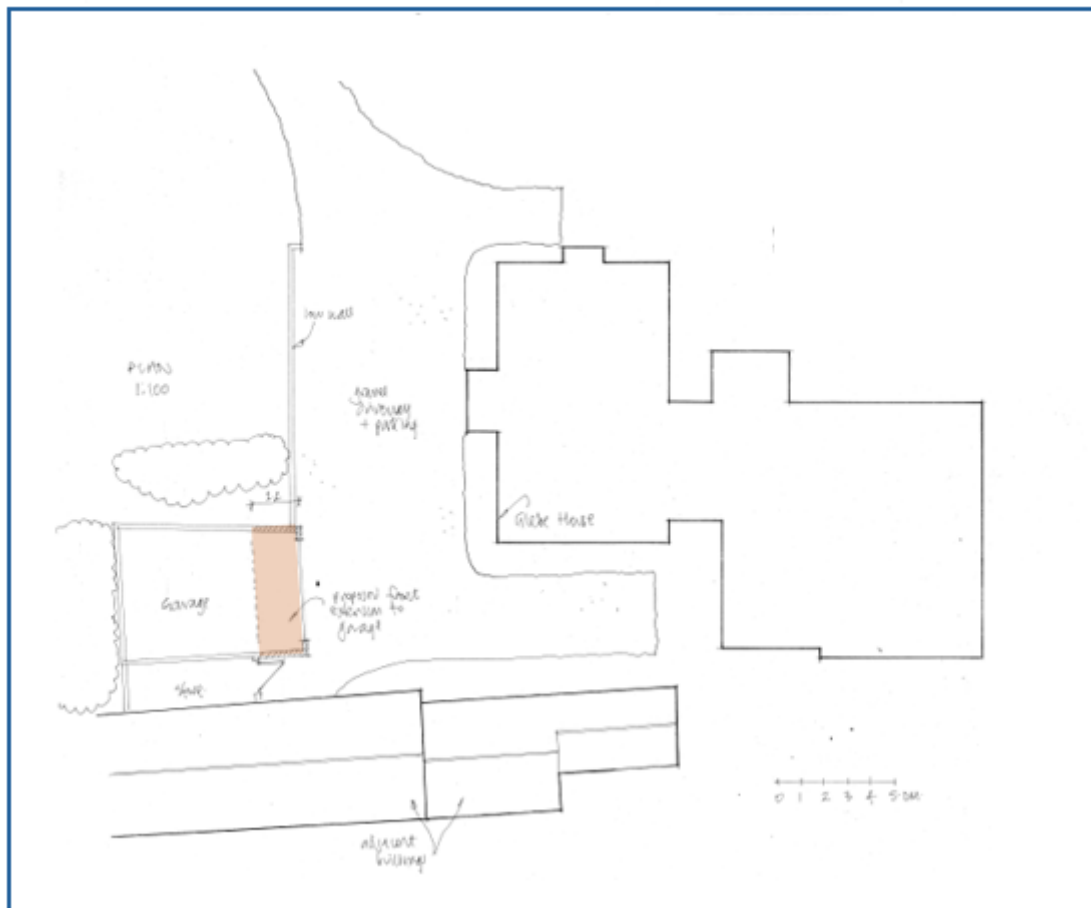
There are some tree preservation orders located to the east of the site, nearby the small pond.

The site is located within Tockenham, a small settlement which does not have a designated settlement boundary. Accordingly, the site is considered to be located within the open countryside for planning purposes.

The Revised Proposal:

Through this application, the owners are seeking to enlarge the garage to enable cars to be parked inside.

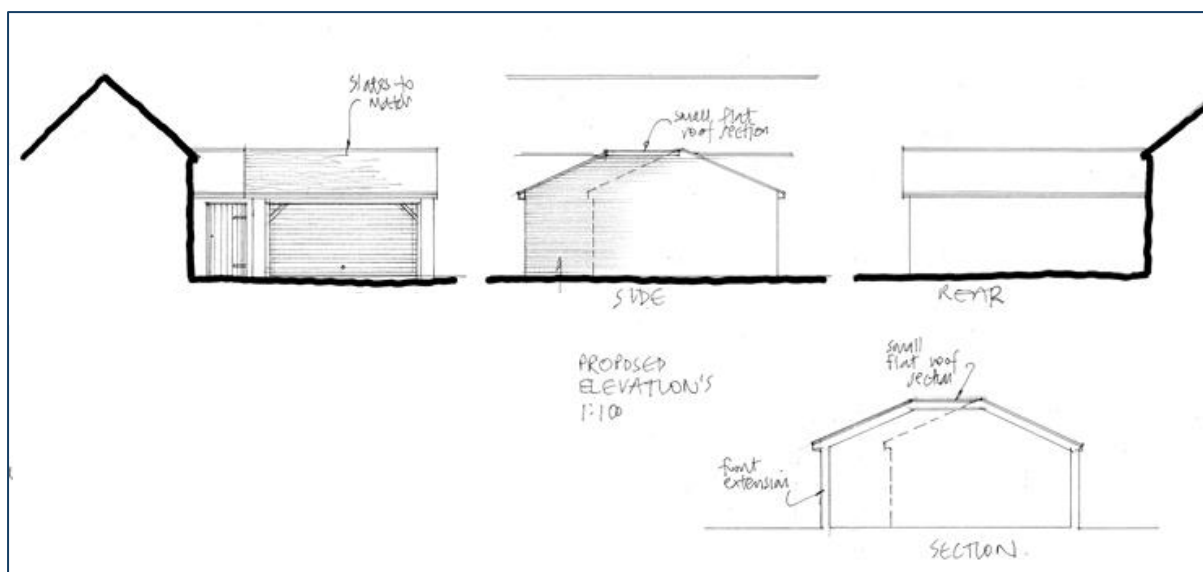
The plan extracts below illustrate the change with the slight enlargement currently sought shaded brown.



The means of access to the site and all existing trees and landscape features of note are retained as existing. The proposal also continues to avoid any harmful impact on the reasonable residential amenities of any neighbouring properties which are self-evidently some distance away.

Also, as previously approved, the external materials for the garage extension would match those of the existing building. These would constitute red brick walls and a slate roof.

The alterations to the garage in elevation are shown as extracts (not to scale) overleaf;



As mentioned previously, the 'driver' for the works as now proposed is to seek to give the home a long term and sustainable future as a family home whilst also respecting and enhancing the character and appearance of the property in a manner consistent with its historical and architectural significance and in accordance with prevailing policy.

Therefore, the existing 'grain' of the property here in relation to its overall plot size, and the rhythm, silhouette, materials and architectural details of the existing built form have been fully understood and respected.

The proposed alterations are considered to continue to fully complement both the host building and its immediate environment.

The revised proposals provide for improved functional spaces commensurate with the size of the plot and property itself whilst maintaining an attractive external appearance and thus the character of the existing plot and its immediate setting.

Planning Policy considerations;

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1) – requires that special regard is to be had to the preservation of a listed building or its setting. Section 72(1)

Historic England advice confirms that “we live in a changing world and for the historic environment to survive and continue to be cherished it needs to be positively managed”.

National planning policy advice and Historic England place great emphasis on the need to take a holistic and proactive approach to managing this change.

The merits of the proposal therefore stand to be considered against policies within the Wiltshire Core Strategy (WCS) Adopted 2015;

- Core Policy 1 – Settlement Strategy
- 2 – Delivery Strategy
- 57 – Ensuring High Quality Design and Place Shaping
- 58 – Ensuring the Conservation of the Historic Environment

Tockenham Neighbourhood Plan Made 2021;

- Policy 8 – Development and Housing:

National Planning Policy Framework (NPPF) 2023 and related guidance;

Assessment

The key issues in this instance can be summarised as the principle of development, its impact on the character and appearance of the locality including heritage assets and the impact of the proposal on adjacent neighbouring occupiers.

In relation to the property's previous planning history comprising more significant changes, it is worthy of note that these drew 'no objection' responses from the Tockenham Parish Council, Wiltshire Council Conservation Officer, Wiltshire Council Arboriculture, and there also were no public representations received in response to the application.

Principle of Development

The principle of extending residential facilities in association with the existing residential facilities is considered broadly acceptable and in accordance with Core Policies 1, 2 and 57 of the WCS, subject to a range of site-specific considerations and compliance with policies found within the Development Plan..

Impact on the Character and Appearance of the Area

This consideration needs to include a heritage impact assessment of the proposal to the setting of the nearby listed Church of St Giles.

Among other matters, Core Policy 57 of the WCS requires proposals to be sympathetic to and conserve historic buildings and historic landscapes (iv). Core Policy 58 (iii) states that designated heritage assets, including buildings and structures of special architectural or historic interest, and their settings, will be conserved and where appropriate enhanced in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide requires development proposals to not dominate the existing building and appear subservient. There are a number of factors which may influence the design of extensions, including the location, plot shape and size proximity to neighbours.

The Tockenham Neighbourhood Plan states within Policy 6 that development proposals should be sensitive and maintain the character, natural environment and landscape settings within the parish.

Significance is defined in Annex 2 of the NPPF as: "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

In this instance it is noted that there is no designated Conservation Area covering Tockenham. The site is however set to the southern boundary of the grade II* listed building known as The Church of St Giles.

The existing garage building is of no significance in heritage terms being of no noteworthy age or architecture.

The current proposal has maintained those elements of works previously identified by the Council's Conservation Officer of being of importance and in this connection, retains matching materials and joinery as previously considered acceptable for the main house in heritage terms.

The proposed development is well concealed and visible only within Glebe House's own plot. It is set to the rear of the Church of St Giles to the north and is well screened therefrom by mature and well established planting. The extended building enlarges only marginally to the south, away from the church remains limited in scale and subservient to the existing dwelling.

As a consequence of the above it is considered that the proposed development would not cause harm to the setting of the listed building and remains set in a discreet position in relation to the public domain, not affording ready views thereto and thus not causing harm to the visual amenity of the locality.

Impact on Adjacent Neighbouring Occupiers

NPPF and Wiltshire core policies seek to secure a high standard of amenity for existing and future users which requires the proposed development to achieve appropriate levels of amenity in respect to neighbouring buildings and within the development itself.

In the light of the siting of the proposed extension and its single storey it is considered that the proposal would not result in harm to neighbouring amenity by reason of overshadowing, loss of outlook or noise impact.

Other Matters:

In relation to other development management matters the following comments are offered;

Access:

The existing means of access is retained and off-road car parking for several cars is provided within the curtilage as existing.

Trees.

It is not proposed to impact upon or remove any trees.

Biodiversity:

Given the already developed nature of this site which affects works only within and adjacent to the footprint of an existing structure and within a surfaced residential garden area it is not considered that the development proposed would be likely to have any adverse impact.

Flood:

The site is not in an area covered by flood water restrictions.

Conclusion

The proposed development is considered to accord with Core Policies 1, 2, 57 and 58 of the Wiltshire Core Strategy, Policy 8 of the Tockenham Neighbourhood Plan and relevant paragraphs of the NPPF.

The NPPF requires high quality and inclusive design and looks to local planning authorities to ensure that new development is appropriate for its location. It states;

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;”

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”

In the light of the above much attention has been paid in the production of a set of works that is of a design, finishes and materials which addresses each of these overarching NPPF and Local Development Plan objectives.

The architects have been very mindful of the need to retain and respect historic setting of the existing adjacent church and to blend the new works with the existing garage as appropriately as possible with complementary architecture and the facing materials used.

In this way the design of the alterations preserves the relationship of the garage to the house and to its setting and relationship with the wider area and does not detract from the visual qualities of the property or how it contributes to the prevailing visual character and appearance of its immediate or indeed the wider environment.

Accordingly, the change on the character of the area would be minimal and not constitute ‘harm’ in heritage impact terms.

This can be said to represent a positive enhancement given the benefits of the works in terms of offering the property a secure and sustainable future as a family home.

This reflects Government guidance which seeks to ensure that sustainable development is permitted where proposals respond to local character and history, (are visually attractive as a result of good architecture) and reflect the identity of local surroundings and materials.

For all of these reasons the proposed development should be supported by the Local Planning Authority.