

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09204
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	48 Bath Road, Warminster, BA12 8PF
DEVELOPMENT DESCRIPTION:	Proposed 3 Bay Carport
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey detached three bay car port/garage building.

SITE DESCRIPTION/CONTEXT

This application relates to a two-storey detached dwelling, 48 Bath Road, located off one of the main routes through Warminster. The host dwelling benefits from a generous plot with an off-road parking area to the front elevation and a detached stable building to the south of the application site. The general area comprises of a mixture of housing types and styles of different periods.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds and sits within the Bath and Bradford on Avon Special Area of Conservation for bats and within the Hampshire catchment area of the River Avon SAC.

PLANNING HISTORY

Proposal / Summary
17/01553/FUL - Full planning permission Decision - Approve with Conditions Date: 27/7/2017 – Conversion of old cow barn into single storey dwelling
18/01855/FUL - Full planning permission Decision - Approve with Conditions Date: 2/7/2018 – Removal of hedge and construction of new fence and entrance gates
21/00723/FUL - Full planning permission Decision - Approve with Conditions Date: 13/5/2021 – Retrospective application for an extension to an existing annexe
W/79/00877/HIS - Historic apps 1974 to 1983 Decision - Approved Date: 28/8/1979 – Single storey extension to provide two bedrooms and bathroom
W/81/00379/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 27/5/1981 – Conversion of storage shed and old farm buildings into one dwellinghouse
W/81/00391/HIS - Historic apps 1974 to 1983 Decision - Refused Date: 27/5/1981 – Change of use of existing buildings from garage/workshop/storage to preparation area for fresh and frozen foods

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 2 Delivery Strategy

Core Policy 31 – Spatial Strategy for the Warminster Community Area

Core Policy 50 – Biodiversity and Geodiversity

Core Policy 57 - Ensuring High Quality Design and Place Shaping

Core Policy 60 – Sustainable Transport

Core Policy 61 – Transport and Development

Core Policy 64 – Demand Management

Core Policy 69 - Protection of the River Avon SAC

Warminster Neighbourhood Plan 2015- 2026 Made November 2016

Wiltshire Local Transport Plan 2011 – 2026 (March 2015)

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

Warminster Town Council: No objection

Wiltshire Council Archaeology: 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."

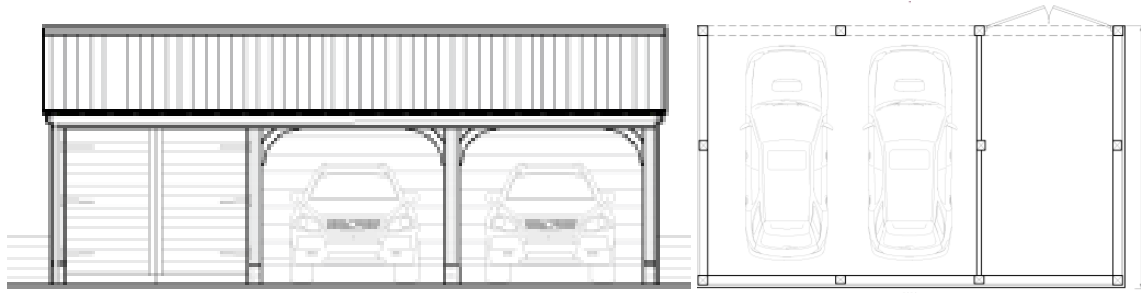
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

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.

The proposal seeks to erect a detached garage building to the southern corner of the application site adjacent to an existing stable building. The building would introduce three parking bays, two open bays and a garaged bay. The garage would employ a pitched roof with a maximum height of 3.8m and would occupy a footprint of 50m².

The building would be timber framed, sitting on a brick plinth with timber clad elevations. The roof would consist of corrugated roof sheets which would match the materials of the adjacent stable building.



Proposed front elevation and floor plan of the garage building



Proposed site plan illustrating the layout of the site

The building would occupy a similar footprint to the stable building and would be of a similar mass and scale, and the use of sustainable natural materials would ensure the proposal would integrate into the surrounding setting. It is considered that the outbuilding would by virtue of its height, scale and design constitute a complementary addition to the host dwelling that would appear commensurate to the size of the property and plot

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.

The property benefits from a detached position and the proposed garage building would be limited in scale, being single storey in nature, located to the southern corner of the plot with the absence of any immediate neighbours. Therefore, officers raise no objections to the scheme in relation to overlooking, overbearing, overshadowing impacts or any loss of light to neighbouring properties.

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.

In order to comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015) three on-site car parking spaces would be required for a 4+ bed dwelling (standard min. size 2.4m x 4.8m).

In order to count as a parking space a garage should have internal dimensions of 3m x 6m, and whilst it is noted that the proposed garage would not meet the criteria set by the Transport Plan for the parking of three vehicles, the host dwelling benefits from an extended plot with a large drive to the front elevation that would adequately accommodate the parking of several cars. Therefore, no concerns are raised in relation to the off-road parking provision.

The Local Authority Highways officer was consulted on the proposed scheme and wished to offer no objections. The proposal retains the existing access and would not give rise to significant harm in terms of highway safety.

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

The application site is located within one of the 'consultation zones' for the Bath and Bradford-on-Avon Bat Special Area of Conservation (SAC). Therefore, due consideration has to be given to the potential disturbance of any bats because of proposed new residential development. However, given the limited development proposed, the erection of a standalone building, significant effects relating to the disturbance to bats can be ruled out.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to the erection of a detached garage building, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

The site is located within the Hampshire catchment area of the River Avon SAC where phosphates and nutrients are carefully controlled and monitored. However, given that this proposal relates to the erection of a detached garage building, without the creation of separate independent living accommodation only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the phosphates/nutrient discharge.

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

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, 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.

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:

Existing Elevations, Stables, Site Plan and Location Plan - DWG No 128-01

Proposed Plans & Elevations, Stables, Site Plan and Location Plan - DWG No 128-01

All Plans Received 26.11.2025

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