

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

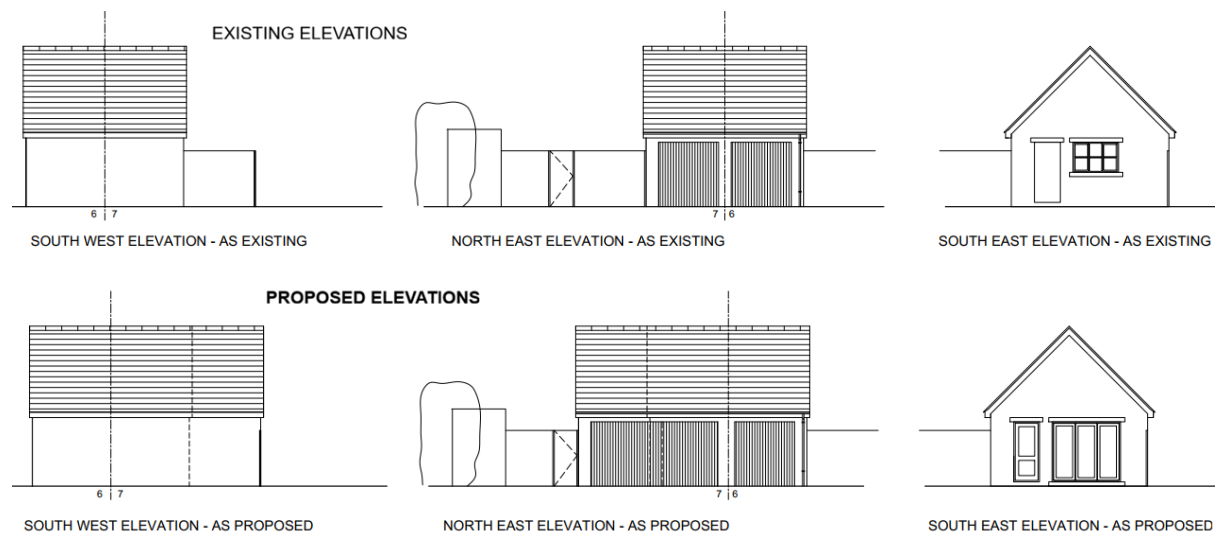
APPLICATION REFERENCE:	PL/2025/09434
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Old School Gardens, The Street, Yatton Keynell, Chippenham, SN14 7BB
DEVELOPMENT DESCRIPTION:	Single storey side extension to the garage at the rear of the property
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission to extend an existing garage so that bicycles etc can be stored in the garage alongside a vehicle. The existing garage has a footprint of about 2.7m wide x 5.5m long – smaller than minimum dimensions of 3m x 6m recommended by the Council’s car parking strategy.

The proposal is to increase the width to 5.2m. The eaves and ridge would match the existing and the extension would be finished in “stone effect” walls under a slate roof, all the match the existing.

Extracts of the submitted existing and proposed elevations are shown below:



A larger garage door would be fitted. The application form advises that no trees or hedges are required to be removed or pruned, and no pedestrian or vehicular accesses will be altered or created. The garage is currently accessed off The Street, via a private shared drive.

SITE DESCRIPTION/CONTEXT

The application site is No.7 Old School Gardens, a two storey end of terrace dwelling located on the eastern side of The Street in Yatton Keynell. The attached dwelling in the terrace is

No.6 Old School Gardens, to the northwest. To the southeast is Anvil Cottage, separated from the application site by PRow YKEY12, indicated on the plan below in purple.



The application site is within the Cotswolds National Landscape, although it lies over 200m outside of the Yatton Keynell Conservation Area. The nearest listed building is The School House, about 75m north west of the site and beyond the far end of the terrace within which the site lies. There are no ecological designations on the site.

The development relates specifically to the garage, which is located to the rear (northeast) of the dwelling and forms a pair with another garage. The garages are about 7.7m from the dwellings. The garage to be extended is indicated in red on the plan above, whilst the host dwelling is marked by the black dot.

The photo below shows the garage to be extended:



The site is in flood zone one, and there is no particular risk of surface water flooding identified.

PLANNING HISTORY

None relevant to this application.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61 Transport and New Development
- Core Policy 64 Demand Management

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

There is no Yatton Keynell Neighbourhood Plan at present.

CONSULTATION RESPONSES

Yatton Keynell Parish Council: No objection

Highways: No objection

“I refer to the above planning application dated 01/12/2025 seeking permission for the proposed single storey side extension to the garage at the rear of the property. The site has existing access from Old School Gardens, a private shared drive which has access with the B4039, The Street, a classified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access. It is proposed to extend the existing garage structure to provide a larger garage space, this would not affect the existing parking provision and the proposed extension would not be considered of detriment to the surrounding public highway, therefore it is recommended that no highway objection be raised.”

REPRESENTATIONS

The application was publicised by direct neighbour letter. No comments had been received at the time of writing.

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 relates solely to the enlargement of an existing garage located to the rear of the dwelling, within a defined group of garages serving Old School Gardens. The garage is visually and functionally separate from the host dwelling and is not prominently visible from The Street or wider public viewpoints.

The proposed extension would increase the width of the garage to allow for practical use alongside cycle storage, addressing in part its substandard existing dimensions. The eaves and ridge heights would match the existing garage, ensuring that the extension would read as a modest and proportionate alteration rather than a visually dominant structure.

In design terms, the use of stone-effect walling and a slate roof to match the existing garage ensures visual consistency with the surrounding garage block and wider development. The introduction of a wider garage door is considered appropriate to the revised width of the building and would not appear incongruous within the context of the garage terrace, particularly as another garage within the Old School Gardens development appears to have carried out similar works (although no planning history was found):

The photo below shows other garages to the rear of the Old School Gardens development:



Limited views of the new gable end of the garage would be possible from the public right of way to the south east, however given its siting, scale and appearance, the proposal would not result in harm to the character or appearance of the surrounding area. The development is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide, and the design objectives of the NPPF and National 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 proposal involves the extension of an existing garage located approximately 7.7 metres from the rear of the dwellings at Old School Gardens. The extension would be positioned at the end of No.7's existing garage and would not bring the structure any closer to neighbouring dwellings within the terrace. No windows or other openings are proposed, and as such the development would not give rise to overlooking or loss of privacy.

Given the garage's position to the north-east of the dwellings, the single-storey nature of the extension, and the limited increase in bulk, any overshadowing or loss of light would be minimal and not harmful to residential amenity.

To the east, the garage is separated from Anvil Cottage by a public right of way, with the neighbouring property's garden located beyond. Existing trees and vegetation provide effective screening, and when combined with the separation distance, the proposal would not result in an unacceptable impact on the amenity of occupiers of Anvil Cottage. See aerial photograph below – garage marked in red:



In the context of residential amenity the proposal is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant guidance within the NPPF.

Highways Impact

Core Policies 61 (Transport and New Development) and 64 (Demand Management) of the Wiltshire Core Strategy, together with the Wiltshire Transport Plan Car Parking Strategy, seek to ensure that development provides safe and appropriate access arrangements and does not result in unacceptable parking or highway impacts.

The Council's Car Parking Strategy states that garages will only be counted as part of the allocated parking provision where they meet the minimum internal dimensions of 6 metres by 3 metres, to ensure adequate space for a vehicle alongside cycle and storage provision. The existing garage does not meet these minimum dimensions and therefore does not currently contribute towards formal parking provision.

The proposal would increase the width of the garage to approximately 5.2 metres, providing sufficient space to accommodate a vehicle alongside cycle storage, although the garage would remain shorter than the 6 metre minimum length set out in the guidance. Notwithstanding this, the proposal does not result in any reduction in existing parking provision, nor does it introduce any new demand for parking.

The site is served by an existing access from Old School Gardens via a private shared drive with a connection to The Street (B4039), and no alterations to access arrangements are proposed.

The Highway Authority has confirmed that the proposed extension would not affect existing parking provision and would not be detrimental to the surrounding public highway, raising no objection to the proposal.

In light of the above, it is considered that the proposal would not give rise to unacceptable highway safety or parking impacts and accords with Core Policies 61 and 64 of the Wiltshire

Core Strategy, as well as the guidance contained within the Wiltshire Transport Plan and the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The proposal relates to a modest extension to an existing garage located within the built-up area of Yatton Keynell, in the middle of the village and surrounded by existing residential development. The garage is situated to the rear of the dwelling and forms part of an established terrace of garages, with limited visibility from public viewpoints.

Given the scale, siting and domestic nature of the proposal, the development would not encroach into the surrounding countryside or result in harm to the key characteristics or scenic quality of the Cotswolds National Landscape. The extension would not affect the natural beauty of the landscape or its wider setting.

The proposal is therefore considered to accord with Core Policy 51 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 single storey extension to the existing garage would provide additional storage space for bicycles alongside a vehicle without harming the character or appearance of the host dwelling or the wider area.

The design matches the existing garage in terms of materials, roof form, and proportions, ensuring a visually appropriate addition – although it is considered that a condition that confirms the materials should match the existing is necessary to ensure the visual amenity of the area is maintained. The extension would not result in any unacceptable impact on neighbour amenity, and the Highway Authority raises no objection, noting that existing parking and access arrangements would remain unaffected.

Overall, the proposal is considered to accord with Core Policy 57 (Ensuring High Quality Design and Place Shaping), Core Policy 51 (Landscape), Core Policies 61 and 64 (Transport and Parking), the Wiltshire Design Guide, and the NPPF. Approval is therefore recommended.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing Garage Elevations and Floor Plans (With Location and Block Plans) 25-044 V1-PL01 received 1 December 2025

Proposed Garage Elevations and Floor Plans (With Proposed Block Plan) 25-044 V1-PL02 received 1 December 2025

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

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.