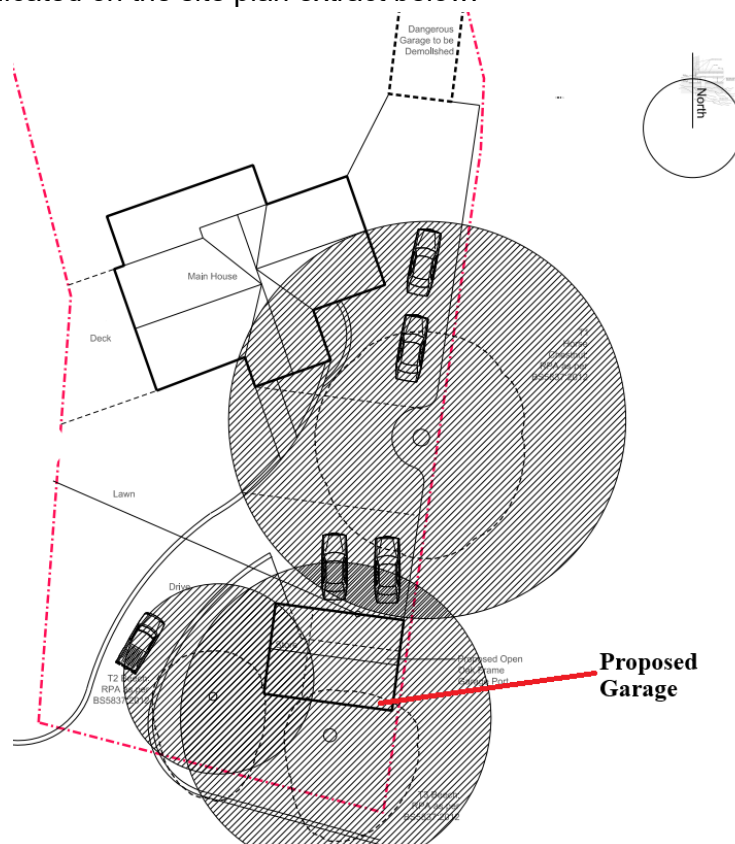


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

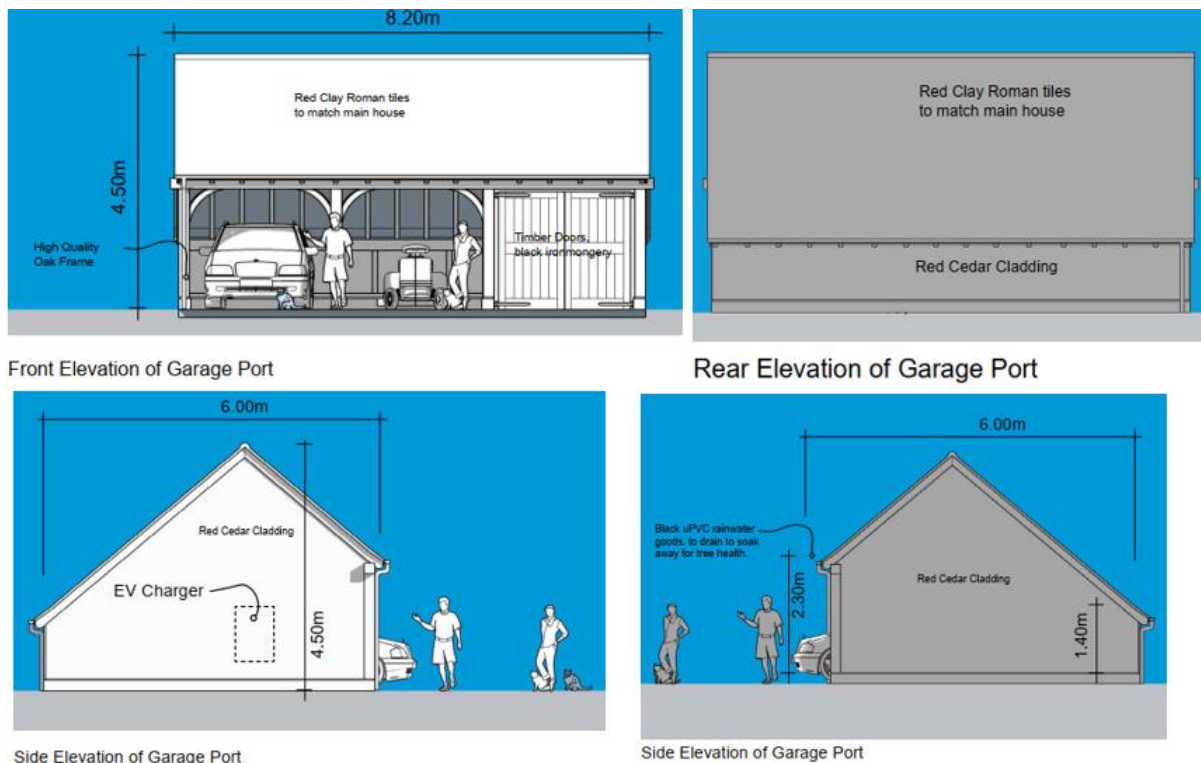
APPLICATION REFERENCE:	PL/2025/08563
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Highwood, Lowden Hill, Chippenham, SN15 2BT
DEVELOPMENT DESCRIPTION:	Proposed Double Garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for an oak-framed double garage at the southern end of the site, as indicated on the site plan extract below: -



The building would have cedar cladding infill to the walls and a tiled roof to match the host dwellings. The proposal includes a side storage area and provision for an electric vehicle charging point. The storage area would be enclosed (timber double doors with black ironmongery), but the two car spaces would be open fronted. The building would be about 8.2m long x 6.00m wide. The maximum roof height would be 4.5m. The eaves at the rear of the garage (facing Lowden Hill) would be about a metre high, whilst the eaves on the front of the building (facing into the site) would be c 2.3m. Proposed elevations are as shown below:



Note that this application was subject to a preapplication enquiry. At that time it was advised that whilst the garage building proposed may be acceptable with regards to parking and neighbour amenity, the siting of the proposals could not be supported. The building would be unduly prominent within the street scene and would be out of character with the Conservation Area. This detriment could not be justified by public benefits, and as such would be contrary to Section 16 of the NPPF, the Wiltshire Design Guide and Policy CP57 of the Wiltshire Core Strategy. It was acknowledged that the building would be set some 8m into the site and would have reduced eaves height at the back of the building. Whilst the site plan suggested the garage would be screened to a degree by the remaining trees, the “street scene” provided at pre application stage suggested to the contrary. It was suggested that an application with a landscaping scheme detailing further planting on the corner of the site to reduce the impact of the building may overcome these pre-application concerns.

As such, the application proposes a *“comprehensive native planting scheme...to soften the visual impact and integrate the development within its setting. An indigenous mixed hedge is proposed along the corner boundary to screen the garage and enhance biodiversity.”* The composition includes:

Core Structural Species (70%)

- Hawthorn (*Crataegus monogyna*)
- Blackthorn (*Prunus spinosa*)
- Hazel (*Corylus avellana*)
- Field Maple (*Acer campestre*)
- Hornbeam (*Carpinus betulus*)

Secondary Species (25%)

- Guelder Rose (*Viburnum opulus*)
- Spindle (*Euonymus europaeus*)
- Elder (*Sambucus nigra*)
- Rowan (*Sorbus aucuparia*)
- Holly (*Ilex aquifolium*)

Climbers & Groundcover (5%)

- Honeysuckle (*Lonicera periclymenum*)
- Bramble (*Rubus fruticosus*)
- Ivy (*Hedera helix*)

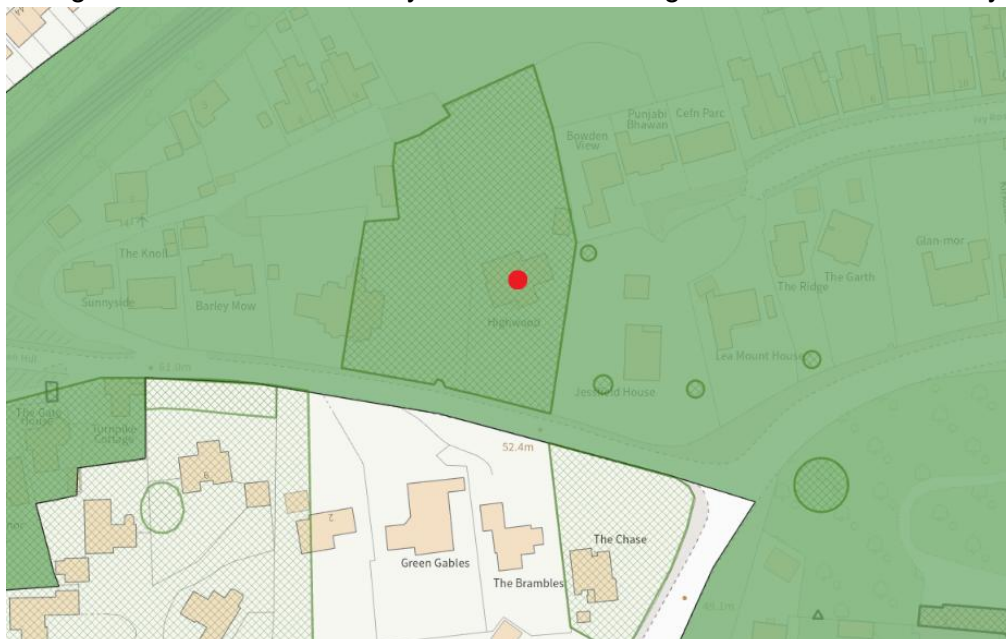
The hedge will be planted in a double staggered row (5–7 plants per linear metre) to ensure rapid establishment. Visualisations at years 1, 3, and 5 demonstrate how the hedge will progressively restore screening and integrate with the existing street scene. (These are included in the application.)

Vehicular access would remain as existing, with turning space being retained on site to allow access and egress in forward gear.

The design and access statement submitted with the application notes that no external lighting is proposed “to minimise light pollution and protect local amenity.”

SITE DESCRIPTION/CONTEXT

Highwood is a detached dwelling set centrally in a generous garden on the north side of Lowden Hill – indicated in red on the plan below. It is elevated above the highway, with a stone boundary wall and trees to the frontage. The site is located within the Chippenham Conservation Area (indicated by the green wash on the plan below), although there are no listed buildings in the immediate vicinity – the nearest being in excess of 100m away.



A Tree Preservation Order covers the whole site – green hatching on the plan.

The site is located within Flood Risk Zone 1 as identified by the Environment Agency.

PLANNING HISTORY

N/05/01622/FUL – Rear Conservatory

All other planning history on this site relates to work on TPO trees.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy 2015 (WCS) :

Core Policy 50: Biodiversity and Geodiversity

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the conservation of the historic environment

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and Development

North Wiltshire Local Plan (2011) :

Core Policy NE14: Trees, site features and the control of development (Saved Policy).

Chippenham Neighbourhood Plan :

Policy TC4 – Development within Chippenham Conservation Area

Policy GI5 – Trees, Woodland and Hedgerows

Chippenham Conservation Area Statement

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

Arboricultural Officer: No objection:

The Arboricultural Officer was consulted on this application which is within the Conservation Area and in proximity to trees protected by Tree Preservation Order No. 96. They commented that the site contains three prominent mature trees: one Horse Chestnut (T1) and two Beech trees (T2 and T3). The proposed garage would encroach into the root protection areas (RPAs) of T2 and T3, and slightly into T1. Initial comments raised concerns regarding the accuracy of the Tree Protection Plan, as a topographical survey was not available at the time of drafting,

and the potential impacts of construction within the RPAs. Further detail was also requested on the proposed foundation methods, including ground screws, piles, or steel-sleeved mini piles, and on the location of service routes relative to the trees, to ensure no harm to the protected trees. These considerations reflect the requirements of saved Policy NE14 of the North Wiltshire Local Plan (2011), Core Policies 52 and 57 of the Wiltshire Core Strategy (2015), the NPPF (2023) regarding the protection of trees and green infrastructure, and BS 5837:2012 guidance on trees in relation to design, demolition, and construction.

Following the submission of additional information, including a detailed BS5837 Tree Survey and Arboricultural Impact Assessment, Contractors Limit of Work Plan, and Proposed Site Plan and Elevations of the garage, the Arboricultural Officer confirmed that there are **no objections**, provided the works are carried out in strict accordance with the submitted documents.

Chippenham Town Council: No objection

“No Objection - Assuming that the additional information requested by Wiltshire Council’s Arboricultural Officer is forthcoming and their concerns about encroachment into root protection areas can be satisfactorily addressed, the Town Council considers that the existing mature trees on the site, which contribute to the character and appearance of this part of Chippenham Conservation Area (noted as ‘important vegetation’ in the Chippenham Conservation Area Character Appraisal 2024) are likely not to be adversely affected by the proposed development and would accord with Policies TC4 and GI5 of the Chippenham Neighbourhood Plan. Notwithstanding, tree protection conditions, and a landscaping condition requiring a detailed planting plan (based on the planting proposals shown in the submitted photo visuals) should be attached to any consent.”

REPRESENTATIONS

The application was publicised by direct neighbour letter and site notice. No comments were 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 proposed oak-framed double garage would be located at the southern end of the site and, due to the elevated nature of the property, would be visible from Lowden Hill and the surrounding streetscape. The building's design, incorporating cedar cladding infill, matching roof tiles, and a simple gable form, is sympathetic to the host dwelling and would read as a subservient ancillary structure within the site. Its footprint and height are proportionate to the property and would not dominate the main dwelling or the wider setting.

While the garage would be visible within the street scene, the proposed comprehensive native planting scheme along the southern and south-eastern boundary would provide a robust and rapid-establishing screen, softening the visual impact and helping the development integrate with its surroundings. The use of indigenous species reflects local landscaping character and also enhances biodiversity, consistent with the principles of Core Policy 50 (Biodiversity) and Core Policy 57 of the Wiltshire Core Strategy.

The site is located within a town centre location characterised by large dwellings set within generous plots set back from the highway. In this context, with the additional planting, the garage would not appear incongruous or overly prominent, and its design, scale, and siting are considered appropriate for the character of the area. The proposal is therefore considered to comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and the guidance in Appendix D of the Wiltshire Design Guide.

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.

Trees

The application site contains three prominent mature trees protected by Tree Preservation Order No. 96: a Horse Chestnut (T1) and two Beech trees (T2 and T3) at the front of the property. The proposed garage would be positioned on existing tarmac hardstanding and, while its footprint lies within the Root Protection Areas of T1–T3, it does not encroach upon the canopy (dripline) of the trees. A no-dig foundation system (such as screw piles or a floating raft base) is proposed to minimise any potential disturbance to roots and soil compaction, in line with BS5837:2012 guidance. Service routes will be installed in accordance with the submitted Arboricultural Impact Assessment to avoid root damage.

The Arboricultural Officer initially raised concerns regarding potential encroachment into the RPAs and the accuracy of the Tree Protection Plan. Following the submission of additional information, including a detailed BS5837 Tree Survey, Arboricultural Impact Assessment, Contractors Limit of Work Plan, and proposed site plans and elevations, the Arboricultural Officer confirmed there are no objections, provided all works are carried out strictly in accordance with the submitted documents.

The proposals also include a comprehensive native planting scheme along the southern and south-eastern boundary, which will provide additional screening for the garage, enhance biodiversity, and compensate for the loss of trees previously removed due to poor condition.

Species include hawthorn, blackthorn, hazel, field maple, hornbeam, and various secondary shrubs and climbers. The hedge will be planted in a double staggered row to ensure rapid establishment and progressive integration into the streetscape.

Overall, the proposal preserves the character and amenity value of the site's trees, complies with Saved Policy NE14 of the North Wiltshire Local Plan, Core Policies 50 and 57 of the Wiltshire Core Strategy, the NPPF (Section 15), and the Chippenham Conservation Area Statement, while the new planting provides additional mitigation and enhancement.

Amenity

Point vii of Core Policy 57 – Ensuring High Quality Design and Place Shaping – seeks to ensure that developments do not adversely affect neighbouring properties. Paragraph 135(f) of the NPPF similarly requires that developments provide a high standard of amenity for existing and future users.

The proposed garage would be set a significant distance from neighbouring dwellings, with Jessfield House approximately 18 metres to the east, Tradewinds around 38 metres to the west, and The Brambles roughly 25 metres to the south, on the opposite side of the highway. The site is well-screened by mature trees protected by Tree Preservation Order No. 96, which further mitigates any potential visual intrusion or overlooking.

Given these separation distances, the orientation of the building, and the existing tree cover, the proposal is not considered to result in any unacceptable loss of light, overshadowing, overbearing impact, or loss of privacy to neighbouring properties. The development is therefore considered to safeguard residential amenity and accords with Core Policy 57 (vii) of the Wiltshire Core Strategy and the guidance in Appendix D of the Wiltshire Design Guide.

Highways Impact

The highways and access implications of the proposal have also been considered, particularly given the location of the garage within the site.

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 Council's highway officers were not consulted on this application. They were, however, consulted on the very similar preapplication submission and advised, *"The garage will provide 2 parking spaces and the site also benefits from additional parking spaces. It is considered that the proposal is not detrimental to highway safety and I raise no highway objection."*

On this basis it is considered that 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.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The Chippenham Conservation Area Statement provides detailed guidance on the character of individual areas. The application site lies within Area 9: Ivy Road and Lowden Hill, described as "a long-established lane that cuts through the ridge of high ground to the west of the town." Key features include attractive dry-stone walls, significant mature trees and vegetation, and an enclosed, intimate streetscape, with buildings generally set well back from the lane and only glimpsed views available.

The proposed garage would introduce a new structure at the southern end of the site, visible from Lowden Hill (see photograph below) however, its design, scale, and materials have been carefully considered to respect the character of the host dwelling and the surrounding area.

Given the elevated nature of the site, the garage would be visible from the public realm, but the proposed indigenous planting scheme along the southern and south-eastern boundary would provide effective screening over time. The building is of a modest height relative to the main dwelling, with a gable roof form and timber/cedar finish that read as ancillary rather than

dominant. The subservient scale and sensitive materials, together with the landscaping, reduce its prominence within the streetscape and help integrate the structure into the Conservation Area setting. In addition the garage would be set about 7.5m in from the boundary wall, with the existing protected trees providing some screening:



On this basis, the proposals are considered to result in less than substantial harm to the significance of the Conservation Area, in accordance with Section 16 of the NPPF. The planting scheme and careful design represent suitable mitigation, ensuring that the contribution of the site to the character and appearance of the Conservation Area is preserved. Accordingly, the proposals are considered acceptable in terms of their impact on the designated heritage asset and comply with Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy, the Chippenham Conservation Area Statement and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as 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 for a detached double garage at Highwood, Lowden Hill has been assessed against the Development Plan, the Wiltshire Design Guide, and national planning guidance. The garage is of a scale, design, and form that is subordinate to the host dwelling and is appropriately sited to minimise visual impact from the street and surrounding properties. The comprehensive native planting scheme will provide additional screening, integrate the development into the site and streetscape, and deliver biodiversity enhancements.

The development would not result in unacceptable harm to neighbouring amenity, with adequate separation distances to surrounding properties and the presence of mature trees providing natural screening. The Arboricultural Officer has confirmed that the proposed no-dig construction methodology, in conjunction with the submitted BS5837 Tree Survey and Contractors Limit of Work Plan, is sufficient to protect the retained trees within the TPO and Conservation Area.

The proposal maintains safe access and adequate parking provision, in line with Core Policies 57(xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan, and the NPPF (Paragraphs 115–116).

Overall, the proposal is considered to preserve the character and appearance of the Chippenham Conservation Area, protect important trees, and respect neighbouring amenity, in accordance with Policy NE14 of the NWLP, Policies 57, 58, 61 and 64 of the WCS, Policies TC4 and GI5 of the Chippenham Neighbourhood Plan. On this basis, the application is considered acceptable and is recommended for approval.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. Time Limit

The development hereby permitted shall be begun not later than 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.

2. Approved Plans

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

Proposed site Plan with No dig pile foundation detail 002 RevB received 19 January 2026

Construction Limits Plan 0003 Rev B received 19 January 2026

BS5837 Tree Survey and Arboricultural Impact Assessment received 19 January 2026

Elevations received 19 January 2026

Appendix 4 Highwood Tree Location Plan received 11 November 2025

Proposed Site Plan 001

Appendix 5 Highwood Tree Root Protection Areas received 11 November 2025

Planting Views received 27 October 2025

Tree Survey and Arboricultural Impact Assessment received 27 October 2025

Design and Access Statement received 27 October 2025

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

3. Tree Protection Measures

Protective fencing and ground protection shall be erected around all retained trees as shown on the approved Tree Protection Plan before any works within the root protection areas commence. No construction, storage of materials, or access shall take place within these areas except as shown on the approved Contractors Limit of Work Plan. Any pruning or works to trees shall be carried out in accordance with BS 3998:2010 and the approved arboricultural details.

Reason: To ensure the protection of retained trees

4. Foundation Method

The garage shall be constructed using the approved no-dig foundation method (e.g., screw piles or floating raft base) in strict accordance with the Arboricultural Impact Assessment to prevent root severance and soil compaction.

Reason: To ensure the protection of trees within the site.

5. Landscaping / Planting

The garage shall not be first brought into use until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities in accordance with the indicative details within the submitted Design and Access Statement.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following garage being first brought into use / completion whichever comes first. Any plants which die, are removed, or become seriously damaged or diseased within five years of planting shall be replaced with the same species in the next planting season. The hedge shall be maintained to achieve the screening effect shown in the submitted visualisations (years 3 and 5).

Reason: To enhance biodiversity, provide screening, and integrate the development into the street scene.

6. External Lighting

No external lighting shall be installed on the garage or surrounding site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the character of the Conservation Area, trees, and neighbouring amenity.