

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09445
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	5 Whitehill Lane, Royal Wootton Bassett, Swindon, SN4 7DA
DEVELOPMENT DESCRIPTION:	Dropped Kerb
RECOMMENDATION:	That Planning Permission be GRANTED

SITE AND PROPOSAL

5 Whitehill Lane is a detached residential property in Royal Wootton Bassett. It is set well back from the road with a low stone wall running adjacent to the highway. The site is within the settlement boundary of Royal Wootton Bassett.

The proposal seeks planning permission for the creation of a new dropped kerb access to extend and connect to the existing drive and turning area within the site. The surfacing comprises permeable block paving connecting to a gravel drive and parking area.

RELEVANT PLANNING HISTORY

None

RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF)

Wiltshire Core Strategy (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 19: Royal Wootton Bassett and Cricklade Community Area Community Area

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 61: Transport and new development

Royal Wootton Bassett Neighbourhood Plan

CONSULTATION RESPONSES

Royal Wootton Bassett Town Council: No Objection.

Wiltshire Council (WC) Highways: No Objection subject to condition.

REPRESENTATIONS

None received

ASSESSMENT

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 the Royal Wootton Bassett Neighbourhood Plan.

Principle of Development

This planning application proposed works to create a new vehicle access and driveway into the residential property to integrate with the existing on-site parking area. At present the property shares and access point off Whitehill Lane with the neighbouring property.

Given that the proposal relates to householder development the principle of development is not a matter for detailed assessment. The residential use of the site is already established and the proposal involves minor works to serve the existing dwellinghouse.

Scale and Visual Impact

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials. Policy 7 of the Neighbourhood Plan states that development must respect local character. The Wiltshire Design Guide requires that consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF expects a good standard of design.

The impact on the visual amenity of the area has been considered. The proposal involves removal of a section of wall and vegetation along the existing boundary with Whitehill Road. It is noted that the wall is of no architectural or historic significance and sections of it have already been removed to create several new entrances and parking areas along the street. The extended driveway in gravel is similar in appearance to those serving other properties along the road. When taking into account the existing residential character and mixture of development it is not considered that the proposed alterations will cause harm to the overall appearance of the locality.

Residential Amenity

WCS Core Policy 57 seeks to ensure that developments do not adversely affect neighbouring properties. The NPPF states that planning decisions should ensure developments provide a high standard of amenity for existing and future users

Due to the nature and scale of the proposed development there are no concerns in respect of amenity for existing or future residents.

Access and Parking

WCS Core Policy 61 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. Policy 12 contained within the Royal Wootton Bassett Neighbourhood Plan states that

development should not harm highway safety. The NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe.

The site is located with shared access onto Whitehill Lane, a C classified section of public highway subject to a speed limit of 30mph. The proposal seeks to provide a new point of access, separating the shared driveway, to the east of the existing. WC Highways have explained that the access location is somewhat constrained due to the presence of a utilities box and cover within the footway at this point. They highlight that any works must avoid impacting an existing road gully. To achieve this it is requested that the block paving section which connects to the footpath will need to extend to 2m (rather than 1m as shown) to ensure no loose material is tracked into the public highway. WC Highways are satisfied that required visibility splay can be achieved. It is noted that a separate license from WC Highways would be required for working in the public highway. An informative can be included to this effect.

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 application does not conflict with Core Policy 57 or 61 of the Wiltshire Core Strategy or the relevant policies within the Neighbourhood Plan. The proposal is acceptable in terms of function and appearance and does not cause any significant material harm that would justify a refusal of planning permission.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

- **3 YEARS**
- **APPROVED PLANS**
- **CONSOLIDATED SURFACE 2M**