

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## OFFICER DELEGATED REPORT

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|-------------------------------|---------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b> | PL/2026/00155                                                 |
| <b>APPLICATION TYPE:</b>      | Householder planning permission                               |
| <b>SITE ADDRESS:</b>          | 28 Broad Town Road, Broad Town, Swindon,<br>SN4 7RB           |
| <b>DESCRIPTION:</b>           | Formation of access to highway and associated<br>hardstanding |
| <b>RECOMMENDATION:</b>        | APPROVE WITH CONDITIONS                                       |

### PROPOSAL

The proposal seeks planning permission for the formation of an access to the highway and laying of associated hardstandings. The access is articulated by 1.8m timber fences and gates, with hardstanding in tarmac and compacted stone.

### SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 28 Broad Town Road. It has rendered walls, a hipped thatched roof with flush ridge, brick stacks, leaded casement windows, a driveway area to south side and gardens to north side. Its setting is characterised by the rural street scene and its bucolic landscape surroundings. It is in open countryside north of the small village of Broad Town. Relevant designations and constraints include access via C-classified highway (60mph) and the road outside the site is at risk of flooding from surface water 1 in 100 + Climate Change (40%).

### PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

### RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

- Policy NE14: Trees, site features and the control of new development

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

## **CONSULTATION RESPONSES**

The following consultees and interested parties were invited to comment on the application:

Broad Town Parish Council – No objection (09/02/2026).

Wiltshire Council's Highways Team – No objection subject to conditions (20/01/2026).

Wiltshire Council's Arboricultural Officer – No objection (21/01/2026).

## **REPRESENTATIONS**

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 27 January 2026. No letters of representation were made by members of the public.

## **ASSESSMENT**

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 be made in accordance with the development plan unless material considerations indicate otherwise.

### Design and local character and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide provides guidance on achieving well-designed householder developments.

The application site comprises a locally distinctive thatched cottage of recognised merit, which makes a positive contribution to the rural character of the area. The creation of the proposed access would require the removal of part of the site's foliated boundary, along with a small group of four fruit trees.

While the loss of this vegetation would result in some erosion of the rural character of the street scene—particularly when considered cumulatively with the retention of the existing access—the proposed access itself is appropriately designed. Furthermore, Wiltshire Council's Arboricultural Officer has raised no objection to the removal of the trees or hedgerow, noting their limited amenity value.

On balance, the development would not lead to any cumulative harm to the character and appearance of the area, subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 of the Wiltshire Core Strategy and Saved Policy NE14 of the North Wiltshire Local Plan.

#### Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwelling to the application site is 27 Broad Town. No letters of representation were received that raise matters in respect of the living conditions of residential properties.

The development consists of the formation of a vehicular access with associated hardstanding. There is a considerable separation distance between the site and other dwellings, and the effects of the development would not cause a material loss of factors relevant to amenity, including privacy, outlook, or natural light.

The development would not harm the living conditions enjoyed by occupants of the site or neighbouring land and has an acceptable effect on the amenity of the area.

Furthermore, it satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

### Highway matters

CP57 (xiv) requires well-designed developments to ensure safe means of access to and from the highway network in accordance with CP61. CP62 requires developments to incorporate appropriate mitigating measures to offset adverse impacts on the transport network at both the construction and operational stages. CP64 seeks to ensure that residential development makes provision for car parking based on adopted minimum parking standards.

The development would provide an access to the site from Broad Town Road approximately mid-way up the plot, and the site benefits from an existing access to the south end.

Wiltshire Council's Highways Team raised no objection to the proposal, subject to conditions requiring the control of visibility splays at the new access and the stopping up of the existing access prior to the new access being brought into use.

A condition to control obstructions to visibility at the proposed access is considered to meet the relevant tests. However, the applicant has confirmed that they intend to retain the use of the existing access. Their intention is that the new access and parking area would serve domestic vehicles associated with the occupation of the dwelling, while the existing access and parking area would continue to be used for the parking of work vehicles (including vans and trailers) used personally by the occupant. As the continued use of the existing access forms part of the proposal, a condition requiring its closure would fail the test of reasonableness.

Following further correspondence, the Highways Team have confirmed by email that they do not consider there to be any unacceptable harm to highway safety arising from the operation of both the proposed new access and the existing access in parallel.

The development would not cause unacceptable harm to highway safety, subject to relevant conditions. Furthermore, it accords with CP57 (xiv), CP61 and CP62 which together seek to ensure new development makes adequate provision for safe means of access to and from the highway network in the interest of highway safety.

### Biodiversity Net Gain (BNG)

The application was validated as a householder planning application, which are exempt from the requirement to deliver 10% BNG introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The

decision notice should include an informative reminding the applicant of the requirements.

## **PLANNING BALANCE AND CONCLUSION**

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

## **RECOMMENDATION**

That planning permission be GRANTED subject to the following 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:

Application Form. Received 9 January 2026.

Proposed Block Plan. Received 9 January 2026.

Visibility Splay Plan. Received 9 January 2026.

Proposed Elevations. 26/001. Received 19 January 2026.

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

3. The access hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn two metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900 mm above the nearside carriageway level. That area shall be always maintained free of obstruction thereafter for the life of the development.

REASON: In the interests of highway safety.

4. The access hereby permitted shall not be first brought into use until the first 5m, measured from the edge of the carriageway, has been consolidated and surfaced in accordance with the approved plans (not loose stone or gravel) and means/works have been implemented to avoid surface water from entering the highway.

REASON: To prevent loose material from entering the highway in the interests of highway safety.

**Informatives to the applicant:**

1. The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.