

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00287
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 Downs View, Royal Wootton Bassett, Wiltshire, SN4 8AD
DEVELOPMENT DESCRIPTION:	External Vertical Wheelchair lift and access works from public path to property.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the installation of a wheelchair lift from pavement level into the front amenity space of the site and associated works for a wheelchair accessible walkway from that location across the site and which would lead to the rear door of the property. The existing set of steps and stepped walkway leading to the front door would be retained.

The wheelchair lift would comprise a blockwork wall set into the garden of the site and clear of the public right of way. The height of the blockwork would be no higher than the existing boundary wall at approximately 0.75m and would enclose a new sloped path leading to the existing side gate. A low, post and rail metal fence would run along the sides of the walkway leading to the existing gate adjoining the western end of the dwelling.

The excavated area would measure approximately 3m deep by 2m wide.

SITE DESCRIPTION/CONTEXT

The application site comprises a double fronted, two bedroom bungalow, set at the western end of a staggered terrace of similar properties. These dwellings all appear to have accessible entrance paths and external adaptations for assisted living. The dwellings have a similar architectural vernacular with brick elevations, clay tiles roofs and open frontages. The site and locale is characterized by similar, single storey properties.

Set within the settlement boundary of Royal Wootton Bassett, and relatively close to the town centre, the site has no other known constraints.

PLANNING HISTORY

There is no planning history on the site, or on the adjacent plots which are considered to impact upon the determination of the current proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 46: Meeting the needs of Wiltshire's Vulnerable and Older People

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development

Royal Wootton Bassett Neighbourhood Plan. Made April 2018

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

RWB Town Council: No objection

WCC Highway: No Objection, Informative advised for permit for works to highway

REPRESENTATIONS

No comments were received in relation to the proposed development

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 development proposes to excavate a small area of the front amenity space of this single-storey property and install a wheelchair lift and new path with low boundary walling for safe access and egress into the site for the benefit of the occupiers.

The application site lies within a staggered terrace of very similar properties which have visible, external adaptations for the occupiers. These adaptations include sloped paths, handrails and wall mounted hand grips.

Whilst there are no specific policies for adaptations for access needs on existing properties, it is noted that the Council does have an adopted policy, CP46 which supports new residential development for those requiring secure and independent living needs. This is considered particularly pertinent for those living in town centre locations and where easy access is required for day to day services and facilities.

In this instance, whilst highly visible within the street scene, the lift and its shaft would be located on the western end of the terrace and in a discrete corner of the front amenity space and is considered a minor addition to the street scene and not considered significantly out of character with the typical requirements of the occupiers of these dwellings. The matching stone walling would help assimilate the development into the site and setting and can be secured by way of a relevant planning condition appended to any Decision Notice.

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.

As previously opined, the proposed works would be located within the western end of the front amenity space of a terrace of properties and on the western side of that garden. It is not considered that the development would result in any significant harm or detriment to adjacent neighbouring occupiers.

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.

As the development would directly abut the public walkway, the Council's Highway Team were consulted for their specialist views on interaction of users of the proposed facility and users of the walkway.

There is no objection in terms of highway or pedestrian safety as the lift, its access platform and its boundary walling would be wholly recessed into the garden of the site. It is noted that a permit would be required for works which affect the public realm and this can be appended by way of an Informative to any grant of permission to advise the applicants of these requirements.

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.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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, heritage, 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.

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, all received on 13 January 2026

- Application Form
- Design and Access Statement
- Melody 3, Technical Brochure
- 589230/5 Site Location Plan
- 589230/4 Proposed Block Plan
- 589230/3 Existing and Proposed Elevations
- 589230/2 Proposed Site Layout
- 589230/1 Existing Site Layout

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated and shown on the plans and documentation hereby approved.

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

Informative – Highway Permit

The application involves an alteration to the public highway. 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 Streetworks Team at streetworks@wiltshire.gov.uk or by phoning 01225 713 497 or visit their website at <https://www.wiltshire.gov.uk/highways-roadworks-permit-scheme> to make an application.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@Wiltshire.gov.uk