

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00265
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Glebe House, West Tockenham, Swindon, SN4 7PJ
DEVELOPMENT DESCRIPTION:	Extension of existing garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a front extension to an existing garage set within the grounds of Glebe House. The extension would elongate the garage approximately 2.2m forward from the existing ridge elevation in include a flat roof section with a similarly hipped roof line to that currently on the garage. An existing storeroom on the line western side of the garage would remain as original. The two sets vehicular doors would be replaced with one single door. Red brick walls and a slates to the roof would match the existing dwelling with the garage door being a roller shutter door.

SITE DESCRIPTION/CONTEXT

The application relates to Glebe House, a detached two storey dwelling. The property adjoins a private driveway which leads from Orchard Lane to the north of the site. There are a number of other detached dwellings within the sites' vicinity which are afforded large plots. The site's boundary is comprised of mature planting and hedgerow as well as a small pond to the east of the site. The site's rear (southern) boundary looks out towards the open countryside with extensive views out into the distance.

The site adjoins The Church of St Giles, a grade II* listed building which is located to the northern boundary. There are some tree preservation orders located to the east of the site, nearby the small pond.

The site is located within Tockenham, a small settlement which does not have a designated settlement boundary. Accordingly, the site is considered to be located within the open countryside for planning purposes.

PLANNING HISTORY

Proposal / Summary
PL/2023/01345 - Householder planning permission Decision - Approve with Conditions Date: 27/4/2023 – The proposed works are to alter and extend the house and add a garden studio to provide ancillary accommodation to the main house.
PL/2023/04701 - Non-Material Amendment Decision - Approve Date: 5/7/2023 – Non Material Amendment to planning application PL/2023/01345 - The addition of 3 roof lights and the lowering of 2 window cills to the approved extension to Glebe House

PL/2023/06529 - Householder planning permission Decision - Approve with Conditions Date: 27/9/2023 – The proposed works are to add a garden store to provide ancillary accommodation to the main house.
PL/2024/01576 - Householder planning permission Decision - Approve with Conditions Date: 9/4/2024 – Single storey rear and side extension (minor changes to consent PL/2023/01345 granted on 27th April 2023)
16/03934/FUL - Full planning permission Decision - Approve with Conditions Date: 20/6/2016 – Demolition of Existing Conservatory and Erection of Single Storey Side Extension Including Alterations
19/02561/FUL - Full planning permission Decision - Approve with Conditions Date: 5/7/2019 – Proposed extension to create new garage, convert existing barn into ancillary accommodation

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Tockenham Neighbourhood Plan. Made May 2021

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

Tockenham Parish Council: No comment to make

Conservation Officer: The proposed addition would have a neutral impact on the setting of St Giles Church, a Grade II* listed building due to complementary brick walls and slate roof and set in a discrete corner in relation to existing built form

WCC Highways: No Objection

Arboriculture Officer: No Comments

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 would elongate the existing garage provision by approximately 2.2m only to the front (southern) elevation. Matching elevational and roofing materials are proposed with a change to the garage doors for one roller shutter door. The existing roof and access to a garden storeroom which directly adjoins the building on the neighbouring site would not be altered.

The existing structure is set within a discrete corner of the site facing towards the dwelling and sharing a common boundary wall with the rear elevation of a building on the adjoining site. At present the ridge roof of the garage is roughly at the same height of the eaves of that structure and the proposed development would still sit below the main roof this adjoining building.

There are very few views of the garage from the public realm, with only the rear elevation of the garage partially visible from the grounds of the adjacent churchyard. In view of the position of the garage, there would be little in the way of discernible changes.

The materials would match the existing materials of the garage, with the exception of the vehicular door, but due to the very discrete location of this particular element, is considered acceptable. A condition to ensure the development is undertaken in accordance with the plans and materials as stated is considered appropriate and necessary in this instance, and can be appended to any grant of permission.

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.

It is noted that the existing structure shares a common boundary wall with an un-associated building on the adjacent site to the west, but that building has no windows on its eastern elevation overlooking the application site. The use of the garage would not change and its use is not considered to significantly increase any noise or disturbance to adjacent occupiers over that which can already be undertaken.

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.

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 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

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 wider application site adjoins the boundary of St Giles Church, a Grade II* listed building. However, there is limited visual interaction between that building and its setting. Nevertheless, the Council's Conservation Officer was consulted for their specialist views, and it is opined that the extension to the garage and the proposed materials would have a neutral impact on the setting of the church. Therefore, the proposal, by virtue of its scale, design, and use of appropriate materials, is considered to preserve the setting of the listed building.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 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.

Nevertheless, in accordance with 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 14 January 2026

Application Form

Design and Access Statement

Location Plan

2421/16 Existing Site Plan, Floor and Elevation Plans

2451/17 Proposed Site Plan, Floor and Elevation Plans

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

3. Materials WB5 – to be as stated on the documents and plans hereby approved.