

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09783
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Strattons, Highways, Hilmarton, Calne, SN11 8SR
DEVELOPMENT DESCRIPTION:	Install EV charger on external wall of detached garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the installation of an EV charger on the external wall on the southeast (side) elevation of the detached garage used ancillary to the property at Stratton Cottage.

Following concerns raised by officers regarding the residential curtilage, a revised application site within a Location Plan has been submitted.

SITE DESCRIPTION/CONTEXT

Stratton Cottage is a dwelling located in a sprawling hamlet Highway Common at the foot of a chalk down escarpment about 5.5 km north east of Calne.

Stratton Cottage is a Grade II listed building.

The site is accessed off an unclassified public highway to the north.

The cottage is located 85 m to the west of the lane with some tree cover but still visible in views especially where the lane turns to the south west about 175 m to the south east from the cottage.

The application site is subject to the following planning policy constraints:

- Stratton Cottage – Grade II Listed Building
- Risk of surface water flooding at 1 in 1,000 year extent
- The site is not within any ecological, landscape or other heritage designations.

PLANNING HISTORY

Proposal / Summary
N/08/00441/LBC - Listed building consent Decision - Approve with Conditions Date: 16/4/2008 – Internal and External Alterations - Reposition External Door and Alter Partitions
N/87/02024/FUL - Full planning permission Decision - Approved Date: 29/9/1987 – ERECTION OF DETACHED DOUBLE GARAGE

N/08/00496/FUL - Full planning permission Decision - Refused Date: 16/4/2008 – Demolition of Existing Rear Lean-To and Erection of Single Storey Rear Extensions in Revised Location
N/08/00466/LBC - Listed building consent Decision - Refused Date: 16/4/2008 – Demolition of Existing Rear Lean-To and Erection of Single Storey Rear Extensions in Revised Location
N/08/02273/LBC - Listed building consent Decision - Approve with Conditions Date: 11/11/2008 – Re-Opening of Blocked Doorway to Rear Elevation of Kitchen & Installation of Door
PL/2023/09879 - Listed building consent (Alt/Ext) Decision - Approve Date: 27/11/2024 – 20 panel photovoltaic system on south east facing roof of house
ENQ/2023/00668 - PD Enquiries Decision - LBC Required Date: 25/5/2023 – Installation of Solar Panels
PL/2023/07342 - Householder planning permission Decision - Withdrawn by Council Date: 28/11/2023 – 20 panel photovoltaic system on south east facing roof of house
PL/2025/05837 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 2/10/2025 – Replace existing painted uPVC rainwater goods with black unpainted uPVC goods and repaint currently green woodwork (fascias and eaves) to jacobean walnut or similar to match the existing cladding.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

Hilmarton Parish Council: No objection

REPRESENTATIONS

No comments were received.

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 installation of the proposed EV charging point to the southeast (side) elevation of the existing garage is not considered to be significantly out of character or to significantly impact on the overall character and appearance of the site.

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.

Given the nature of the proposal, and the distance from the closest neighbouring properties, it is not considered that the proposal would result in any unacceptable impacts on the neighbouring amenities.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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.

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 proposed EV charging unit would be installed on a garage which lies within the curtilage of a listed building. Therefore, it must be demonstrated that a sensitive approach has been undertaken to ensure there is no harm to the significance of the listed building.

In this case, the EV charger would be located on the side elevation of the garage, which is a modern addition. Given the small size of this proposed charging unit which would be used for domestic purposes, it is not considered that the proposal would result in any harm to the significance of the listed building.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the listed building. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Other issues

N/A

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 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 heritage and any other material considerations.

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.

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 & Certificate; received 23 December 2026
Location Plan; TQRQM26067143739177; received 9 March 2026
Site Plan; 1 Rev C; received 30 December 2026
Solo 3 Charger Specifications; received 15 December 2026
Proposed Elevations; 3 Rev B; received 7 January 2026

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

INFORMATIVE NOTES:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.