

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09080
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Brew House, 39 Farm Lane, Great Bedwyn, Marlborough, SN8 3LU
DEVELOPMENT DESCRIPTION:	Erection of Shed
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a garden shed at 39 Farm Lane, Great Bedwyn. Plans show a bespoke timber shed positioned in the rear corner of the garden, clad in cedar planking with a flat rubber clad roof and cedar soffits. The shed is corner shaped measuring 3.8m by 3.4m with double half glazed doors and a window facing onto the street. With an overall height of 2.5m the shed will be sunk approximately 0.3m into the garden resulting in the height of the structure being approximately 2.2m above the existing ground level.

SITE DESCRIPTION/CONTEXT

The application site lies within the defined settlement boundary of Great Bedwyn which is a small village on the eastern side of the County. The village is served by way of a railway station and a small selection of local shops. This part of the settlement is also firmly within the designated Great Bedwyn Conservation Area. The Grade II listed 15 High Street and the grade II listed lamp standard lay on the main road to the south west of the site.

This part of Farm Lane is a narrow thoroughfare characterized by small cottages set directly adjacent to the highway on the south-west of the road. The properties are mainly red brick with many having thatched roofs and eyebrow dormer windows at first floor level..

39 Farm Lane was originally part of a larger site which encompassed the adjoining 16 High Street, a former public house which closed in 2016. The properties have been under individual legal titles since 2017. Under application 18/11901/FUL permission was granted for the 'Proposed change of use of existing building to create new residential dwelling, including the demolition and rebuild of part of the structure (the attached outbuildings) and external alterations.'

The property is single storey, with accommodation in the roof space, in an 'L' shape with a courtyard to the front and elevated grassed lawn to the side. The property is enclosed by brick walls to the roadside elevation and the property to the north-east.

The site and village are also washed over by the North Wessex Downs National Landscape (AONB).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 51: Landscape
- 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

Parish/Town Council: No comments.

REPRESENTATIONS

3 letters of objection have been received. Comments are summarised below;

- Harmful impact on conservation area
- Permitted development rights have been removed
- Elevated position will be visually dominant
- Unsympathetic design
- Overlooking of properties opposite
- Summerhouse rather than a shed

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 conservation area

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.

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 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 site is located within the Great Bedwyn Conservation Area with Farm Lane identified as a main view and vista within the Conservation Area Statement for Great Bedwyn.

The proposal seeks permission for a garden shed in the northwestern corner of the garden. In terms of visibility, the shed will be visible from public vantage points due to the elevated garden. The shed will however be set into the site and positioned at the rear corner of the garden, screening an existing breeze block section of wall. The cedar cladding is to be untreated and left to weather naturally.

The design and scale of the shed and its use of materials is considered appropriate to its nature, and its setting within the Great Bedwyn Conservation Area taking into account its small-scale and positioning at the rear of the site. Whilst visible from public vantage points, notably when adjacent to the vehicular access/entrance to the site, the shed would not be considered inappropriate in its context of a residential curtilage.

It is noted that permitted development rights have been removed for outbuildings through a condition on the 2018 planning application. This does not mean that outbuildings are considered wholly unacceptable, rather that the Council wished to assess the impact of any proposal on the character and appearance of the area. In this case, the visual impact is considered to be acceptable.

Concerns have been raised that the removal of the ivy and vegetation from the boundary wall would result in the development being more visible. Whilst this would be the case, it is not considered that its removal would result in the development being unacceptable in design terms, nor is it considered reasonable to require the vegetation to be retained.

Further comments have been raised as to the use of stained glass to the window rather than clear glass and its potential use as a summerhouse rather than a storage shed. In planning terms, both uses are considered ancillary to the main dwelling and neither would give rise to

an intensification of use unacceptable in a residential property. The use of stained glass is not considered unacceptable in this context.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. 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. 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.

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.

The positioning of the shed will not result in overshadowing or loss of light due to its dimensions and positioning within the site. As discussed above, the shed will be visible from public vantage point, but also the first floor windows of the cottages opposite the site. This visibility however does not automatically result in an overbearing impact. At its closest point, there is a distance of approximately 15m from the front elevation of the cottages and the proposed siting of the garden shed. Whilst the site is elevated, a 15m distance between a bedroom and shed window is not considered to result in an unacceptable increase in overlooking between the properties. The properties are located within a settlement where a level of intervisibility is to be expected. The existing garden is currently utilised and the introduction of a shed, or indeed a summerhouse, is not considered to give rise to an unacceptable use, harming the privacy or amenities of neighbouring occupiers to an unacceptable degree.

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

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National

Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposal, by virtue of its scale, siting, and design within the settlement of Great Bedwyn would not harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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 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:

- *North-east elevation*
- *Floor plan*
- *Design and Access Statement*
- *Site plan*
- *Section*

Received 15.12.25

- *North-west elevation*
- *South-west elevation*
- *South-east elevation*

- Location plan
Received 10.12.25

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

Informatives to Applicant

BNG not required

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.

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.