

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01307
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 WHITEHILL LANE, ROYAL WOOTTON BASSETT, SWINDON, SN4 7SB
DESCRIPTION:	Proposed entrance wall and gates
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for alterations to the site access by erection of a gated entrance with masonry side walls. The walls taper from approx. 1.8m to 2.1m and are splayed into a 4m wide aluminium gate. The wall is constructed from brick to match the host dwelling and topped with coping stones.

SITE DESCRIPTION

The application site is a two-storey detached dwellinghouse known as 13 Whitehill Lane. It appears on the 1st edn. OS (1885) and retains a traditional architectural style despite alterations; it has Flemish-bond brickwork walls, a gabled slate roof, and uPVC fenestration and a roughly rectangular plot. It sits to the northern end of its plot facing into it with access to and from the highway to the east side. Its setting is characterised by the rural street scene, including countryside views, wooded backdrops and foliated banks, and modest dwellings in traditional architectural styles, although commercial development prevails to the south. The land adjoining to the west contains groupings of trees. The site lies in open countryside to the west of Royal Wootton Bassett, in the Swindon Fringe landscape character area (North Wiltshire Landscape Character Assessment 2004).

PLANNING HISTORY

PL/2026/00112 – Proposed detached garage (UNDER CONSIDERATION)

PL/2025/08940 – Proposed front porch (APPROVED WITH CONDITIONS 15/12/2025).

PL/2025/07406 - Single storey rear extension (APPROVED WITH CONDITIONS 29/10/2025).

PL/2025/05661 – Replacement dwelling (REFUSED 26/08/2025).

PL/2025/02825 - Two storey front and rear extensions (REFUSED 09/05/2025).

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)

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

Royal Wootton Bassett Neighbourhood Development Plan (Made 2018):

- Policy 7: Design
- Policy 10: Landscape Setting
- Policy 12: Road safety, traffic and transport

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Royal Wootton Bassett: Design Guidance and Codes – April 2023

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:

Royal Wootton Bassett Town Council – No objection (02/04/2026).

Wiltshire Council's Highways Team – No objection, subject to a condition requiring consolidation of surfaces to first 5m of access and a relevant highways informative (19/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 24 March 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.

Policy 7 of the Royal Wootton Bassett Neighbourhood Plan seeks to ensure the design of new development respects the character of the area.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The existing access is simple and foliated, which suits the predominant countryside character of this rural lane, while the proposed access features masonry walls and domestic gates that are more befitting of a (sub)urban area.

However, the access is recessed behind the line of established foliage such that its visual presence would be limited in longitudinal views from the road. Furthermore, it would not be an entirely incongruous addition to this countryside location, given it would respect the materials of the dwellinghouse and the broader vernacular of very nearby Royal Wootton Bassett.

The development would not harm the character or appearance of the dwellinghouse or surrounding area. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Highway matters

The proposal alters the site access but primarily through cosmetic means, as it would not be materially widened. Wiltshire Council's Highways Team raise no objection, subject to a condition that the first 5 metres of the access are consolidated to ensure loose material is not tracked into the highway. Such a condition is considered to meet the tests and recommended, as is the relevant highways licencing informative.

Subject to condition, the development would not cause unacceptable harm to highway safety. Furthermore, it would not conflict with Policy 12 of the Royal Wootton Bassett Neighbourhood Plan or CP57 (xiv), CP61 or CP62 of the Wiltshire Core Strategy, which together seek to ensure development provides safe means of access and egress to the public highway.

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 dwellings to the application site are 25 and 26 Whitehill Lane.

The proposed access maintains a considerable distance from the nearest neighbour, and there are intervening features. Likewise, it is separated from the main dwellinghouse and would not affect any light or outlook provided by its openings.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Biodiversity Net Gain (BNG)

The development is 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), and the decision notice shall include the relevant informative note.

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. Materials. Received 24 February 2026.

Location Plan. Received 24 February 2026.

Block Plan. Received 24 February 2026.

Existing and Proposed Plans. 25/3405/01 Rev A. Received 24 February 2026.

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

3. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). Thereafter, the access shall be maintained as such for the life of the development.

REASON: In the interests of highway safety.

Informatives to Applicant:

1. The application may involve 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 and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application