

APPLICATION FOR PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09655
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	19 Rodbourne Road, Corston, Malmesbury, SN16 0HA
DEVELOPMENT DESCRIPTION:	Proposed Driveway
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a new driveway at 19 Rodbourne Road, Corston. Plans show the removal of a small section of conifer hedge approximately 4m across replaced with hardstanding and graded to the road.

In response to a request from Highways Officers, an additional plan has been provided demonstrating the visibility splay for the proposed driveway.

SITE DESCRIPTION/CONTEXT

Located on Rodbourne Road, leading south-east out of the settlement, the dwelling is located in the open countryside for the purposes of the development plan.

The property is an end of terrace property rendered at ground floor with hanging tiles and a mansard roof over. The existing front garden is bound by a hedge with amenity space to the front, side and rear. There is currently a pedestrian access to the property off the main road however there is no available off-street parking for the 3 bed property. On street parking is available on the estate to the rear and there is an informal lay-by that is used to the front of the adjacent properties. To the front of No 22 there is an off-street parking space however this does not appear to benefit from planning permission.

The application site is not subject to any landscape or heritage planning policy constraints.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Malmesbury Neighbourhood Plan. Volume II Design Guide

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

CONSULTATION RESPONSES

SPMWO Parish Council: Comment

'At its meeting on the 17th December the council expressed a number of reservations with this application. Essentially the plans do not contain sufficient detail to fully understand how the proposed parking arrangements will be laid out and operated. It would seem that the two proposed spaces would be provided in tandem which would not provide space to allow vehicles to leave the property in a forward gear unless reversed into the parking area. It was accepted that Rodbourne Road at this location has a 30mph speed restriction and is reasonably quiet, however an arrangement similar to that which has been introduced at #22 Rodbourne Road, which has two side-by-side parking spaces, was thought to be a more optimum solution.'

Highways No objection following submission of details of visibility splay.

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 proposal consists of the removal of a small section of hedge and the laying of hardstanding to form an access to the side of the property. To facilitate the visibility splay the remaining hedge will be reduced to 0.5m in height. An ACO drainage channel is to be situated to the front of the hardstanding.

The loss of the small section of hedge is not considered to harm the character or appearance of the streetscene. There are existing similar off street parking arrangements to nearby properties and the proposal is in keeping with the residential character of the plot and surrounding development.

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.

The proposed development will not result in any overlooking, overshadowing nor have an overbearing impact on occupiers of adjacent properties. Similarly, the introduction of parking within the curtilage of a property is not considered to give rise to noise or disturbance above that expected in a residential setting.

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.

Concerns have been raised by the Parish Council about the access arrangements being arranged as tandem parking rather than adjacent spaces. The Councils' Highway Officer has commented as follows;

"I refer to the above planning application dated 05/12/2025 seeking permission for a proposed driveway. Further information has been supplied to satisfy the previous request for demonstration of visibility from the new access."

The site has existing frontage onto Rodbourne Road, a C classified section of public highway subject to a speed limit of 30mph. The proposals include alterations to the public highway and as such a Licence or Permit will be required.

Plans have been submitted which detail a 4m wide driveway with drainage across the frontage. It is assumed that this would be required to prevent surface water from the driveway from entering the public highway. A 2m hardstanding is now indicated for the initial section of driveway, and it has now been demonstrated that a 2m x 43m splay can be achieved with no obstructions over 900mmm.

It is therefore considered that no highway objection be raised subject to the following informative...”

Taking the above comments into account, the proposed development would not result in any adverse impacts on highway safety and, as such, there is no objection. A condition should be attached to any consent requiring at least the first 2 metres of the access be consolidated.

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

The development is below the threshold for BNG requirements as development that does not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat and/or 5 metres of on-site linear habitats such as hedgerows. The proposal is therefore 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:

Location Plan (Received 09.12.25)

Existing Block Plan (Received 09.12.25)

Proposed Block Plan (Received 09.12.25)

Proposed Visibility Splays (Received 25.02.26)

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 at least the first 2m 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

1) The application involves an extension to the creation of a new vehicle access. 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. If you have any queries regarding the above advice, please contact: HighwaysDevelopment@wiltshire.gov.uk

2) 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.