

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

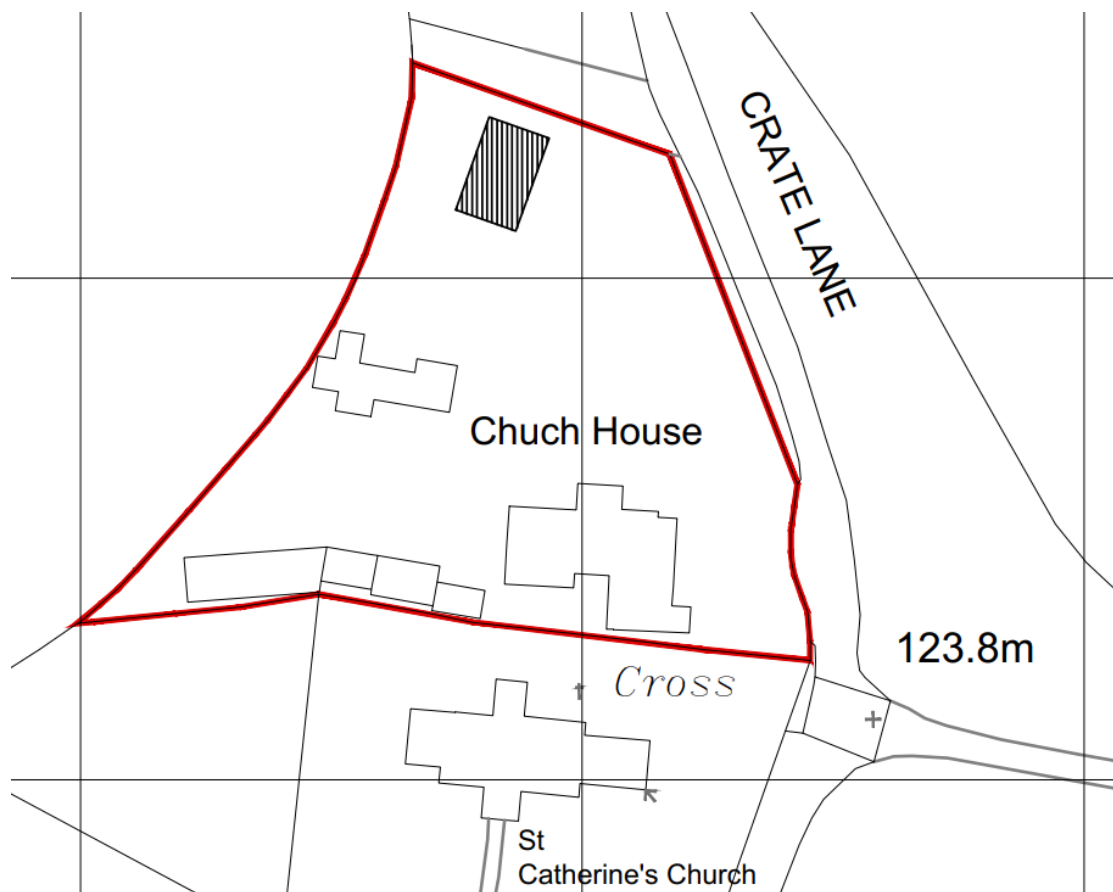
APPLICATION REFERENCE:	PL/2026/00768
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Church House, Sedgemoor, Shaftesbury, SP7 9JN
DEVELOPMENT DESCRIPTION:	Proposed new garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a detached 1.5 storey, 3 bay garage sited to the north of the main dwelling. The first floor will be accessed via an external staircase on the south-facing elevation and is intended to be used as a home office.

SITE DESCRIPTION/CONTEXT

The site comprises a detached dwelling with a large residential curtilage containing an extensive parking area and several existing outbuildings. Access to the site is taken from the unclassified road known as Crate Lane. Immediately to the south of the site lies the Grade II* listed St Catherine's Church, within the grounds are two Grade II listed monuments. There are no neighbouring dwellings to the north, west or east of the site. The site lies outside any defined settlement boundary as identified by Core Policies 1, 2 and 17 of the Wiltshire Core Strategy.



PLANNING HISTORY

Proposal / Summary
S/2011/1345 - Full planning permission Decision - Approve with Conditions Date: 3/11/2011 – Erection of 2 storey side extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 17: Mere Community Area
- 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

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

CONSULTATION RESPONSES

Sedgehill and Semley Parish Council: No comment received.

WC Highways – No objection – with the following comment received:

‘I note the proposed new garage, which utilises an existing access from the highway. I recommend that no Highway objection is raised.’

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."

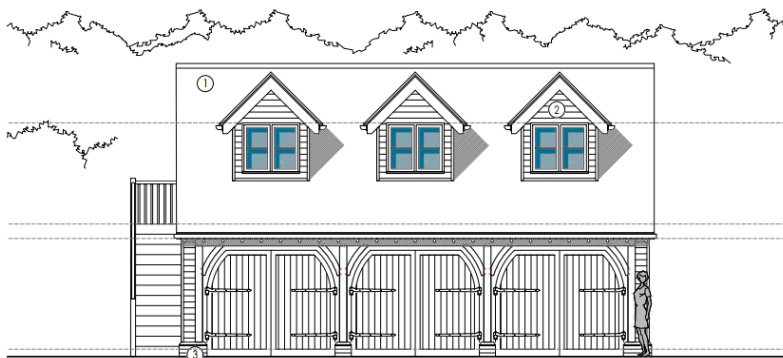
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and impact upon the character and context of the area

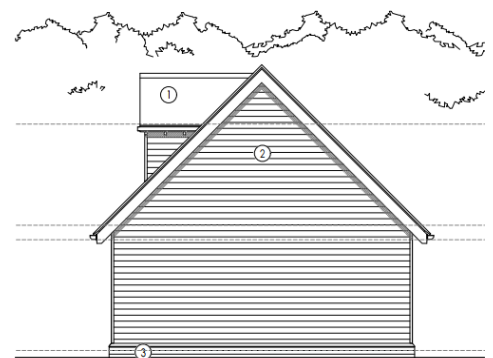
Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The 1.5 storey form and siting within the existing parking area, positioned away from the main dwelling, ensure that the proposed garage will not appear dominant and will remain clearly subservient to the main dwelling. The building will be contained within the residential curtilage and will read as an incidental outbuilding. As such, the impact on the character and appearance of the main dwelling and the surrounding area will be limited and is not considered to result in harm.

The proposed materials, comprising a brickwork plinth, natural clay tiled roof and timber cladding, are appropriate for a detached garage within a residential curtilage. 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.



1 EAST ELEVATION - PROPOSED
scale 1:100



2 NORTH ELEVATION - PROPOSED
scale 1:100



3 WEST ELEVATION - PROPOSED
scale 1:100



4 SOUTH ELEVATION - PROPOSED
scale 1:100

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.

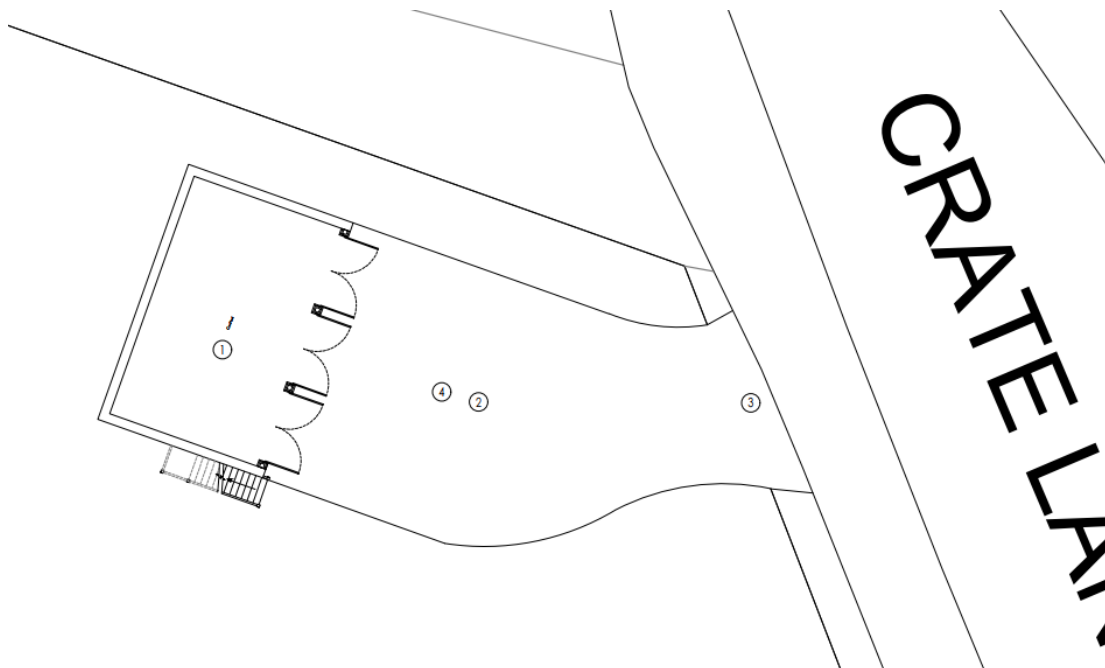
The site's context, layout and the siting of the proposed garage are such that there would be a low impact on residential amenity. There are no neighbouring dwellings to the north, west or east of the proposed garage, with the main dwelling to the south, and as such the development would not result in overlooking, overshadowing or an overbearing impact. It is also noted that no representations have been received from neighbouring properties. It is therefore considered that the proposal would not give rise to harm to residential amenity and accords with Core Policy 57(vii) 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.

Wiltshire Council Highways were consulted on the proposals and raised no objection, noting that the existing access from the highway would be utilised. Adequate parking provision for the site would be maintained and no highway safety concerns were identified.

The proposal is therefore considered to comply with Core Policies 57(xiv), 61 and 64 of the Wiltshire Core Strategy, the National Planning Policy Framework and the Wiltshire Local Transport Plan.

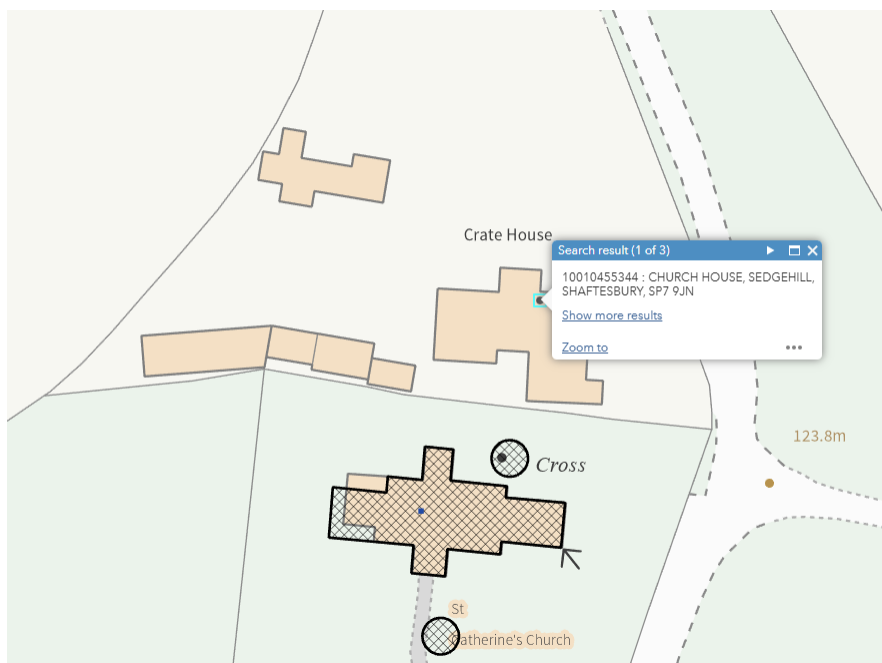


Heritage impact

In assessing the proposal against heritage considerations, the statutory duty under Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 applies, which requires special regard to be given to the desirability of preserving listed buildings and their settings. National policy is set out in Chapter 16 of the National Planning Policy Framework, which seeks the conservation and enhancement of the historic environment as part of sustainable development. At the local level, Core Policy 58 requires designated and non-designated heritage assets and their settings to be conserved in a manner appropriate to their significance, while Core Policy 57 seeks high quality design that responds positively to the historic environment, including through appropriate scale, form, materials and siting that integrate development into its setting.

The site lies in close proximity to the Grade II* listed St Catherine's Church and two Grade II listed monuments within the church grounds and the proposal has been assessed in this context against relevant national and local policy. The proposed garage would be located approximately 45 metres from the church and there would be little or no direct intervisibility between the two, as Church House is situated between the listed church and the proposed development. As a result, the proposal would not result in harm to the significance or setting of the identified heritage assets beyond the existing presence of Church House and its associated outbuildings.

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.



**Heritage assets
shown in black
hatched box.**

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 or heritage.

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:

- Proposed site and location plan – (ref: 2512/02/01/02) – date received: 04/02/2026
- Proposed site plan – (ref: 2512/02/01/03) - date received: 04/02/2026
- Proposed floor plans and roof plan – (ref: 2512/02/05/01) – date received: 04/02/2026
- Proposed elevations - (ref: 2512/02/05/01 – A) – date received: 02/04/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved proposed elevations plan (ref: 2512/02/05/01-A) received on 02/04/2026.

REASON: In the interest of the visual amenity and character of the area.

4. The garage hereby permitted shall not be used at any time other than for purposes incidental to the residential use of the main dwelling, known as Church House, and it shall remain within the same planning unit as the main dwelling.

REASON: To ensure that the garage hereby permitted remains available for parking and having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, to enable the Local Planning Authority to consider individually whether planning permission should be granted for an alternative use for this building.