

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00112
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	13 Whitehill Lane, Royal Wootton Bassett, Swindon, SN4 7SB
DESCRIPTION:	Proposed detached garage
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans and additional information were submitted on 20 February 2026 and 9 March 2026 respectively; interested parties were renotified. The application seeks planning permission for the erection of a detached garage. The proposed garage measures approx. 9.6m wide, 7m deep, an eaves height of 2.9m and a maximum height of 5.5m. It has walls of brickwork and a plain tile roof. Its front elevation features three garage bays of approx. 2.5m wide by 2.55m tall, a door to side elevation, rooflights to front and back slopes.

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/2026/01307 – Proposed entrance wall and gates (APPROVED WITH CONDITIONS 15/04/2026).

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 64: Demand Management (CP64)

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

- Policy NE14: Trees, site features and the control of new development

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 (27/01/2026). No objection (02/04/2026).

Wiltshire Council's Highways Team – No objection (06/02/2026). No objection (20/03/2026).

Wiltshire Council's Arboricultural Officer – No objection, subject to compliance with arboricultural report (11/03/2026).

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.

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 proposed garage is positioned in front of the host dwelling, and Appendix D of the Wiltshire Design Guide sets an expectation that “*[d]etached outbuildings and garages placed in front of houses are not normally acceptable, nor should they exceed 1 storey in general*”. However, the unique characteristics of the site are such that a garage in front of the dwellinghouse would not be wholly unacceptable.

The proposed garage has a footprint only marginally smaller than the dwellinghouse and its high eaves add height to its appearance. Moreover, the size and detailing of its triple bays are more akin to a commercial unit than domestic outbuilding.

However, the design references the architecture of the dwellinghouse through its complementary gabled form, tiled roof and brickwork walls and, on balance, it would appear a substantial rather than dominant addition, particularly in the context of its single-storey height and utilitarian detailing.

The application was supported by an Arboricultural Report, which indicates no trees would be lost or harmful encroachment into rooting areas. Furthermore, Wiltshire Council's Arboricultural Officer raises no objection provided the development is implemented in accordance with its recommendations and a condition has been recommended to secure such matters.

No objections or comments were made concerning matters of design or visual amenity and, for the above reasons, the development would not harm the character or appearance of the dwellinghouse or local 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 and 10 of the Royal Wootton Bassett Neighbourhood Plan and CP51 and CP57 of the Wiltshire Core Strategy.

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 garage is a substantial addition, sited closely adjacent the boundaries of the curtilage. However, and notwithstanding its rooflights, it is a single-storey building and would not cause harmful overlooking or appear unduly overbearing in the context.

The development would not harm the living conditions of 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.

Highway matters

The development does not affect the site access and would provide a garage capable of providing sheltered parking for vehicles. No objection was raised by Wiltshire Council's Highways Team, and there is no reason for the Local Planning Authority to disagree with their assessment. Accordingly, the development would not cause unacceptable harm to highway safety.

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:

Proposed Garage Plans and Elevations. 25/3331/01 Rev A. Received 20 February 2026.

Block Plan. Rev A. Received 20 February 2026.

Arboricultural Report. by Silverback Arboricultural Consultancy Ltd, dated 6 March 2026. Received 9 March 2026.

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

3. The bricks to be used in the construction of the external walls of the development hereby permitted shall match in material, colour and texture those found in the main dwellinghouse. All other materials shall be as stated in the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby permitted shall not be carried out otherwise than in accordance with the recommended protective and mitigation measures contained within the approved Arboricultural Report by Silverback Arboricultural Consultancy Ltd, dated 6 March 2026.

REASON: To ensure adequate provision is made for the protection and preservation of trees during implementation of the development, in exercise of the duty under S197 of the Town and Country Planning Act 1990.