

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00779
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Christian Farm, Foxham Road, Foxham, Wiltshire, SN15 4NE
DESCRIPTION:	Detached garage
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Additional supporting information was submitted on 4 March 2026, and the description of development was amended for conciseness on 16 April 2026; relevant interested parties were renotified of the additional information. The application seeks planning permission for erection of a detached garage. It has a gabled tile roof, brickwork walls, and a single garage bay with door on side elevation; it measures approx. 3.8m wide, 6m deep and 4.1m max height.

SITE DESCRIPTION

The application site is a detached bungalow-style dwelling known as Christian Farm. It has walls of brick, a gabled tile roof, uPVC fenestration, and surrounding garden curtilage. Its setting is characterised by nearby agricultural buildings and countryside surroundings. It is in open countryside of Bremhill Parish. Relevant designations and constraints include Flood Zone 2 and 3 where groundwater levels are either at or very near (within 0.025m of) the ground surface and risk of flooding from surface water 1 in 100 + Climate Change (40%), and a public right of way (BREM35).

PLANNING HISTORY

18/05170/FUL - Demolition of existing dwelling and erection of replacement dwelling associated with the hatchery (APPROVED WITH CONDITIONS 23/07/2018).

- Condition 4 and 5 restricts PD rights for additions, extensions or enlargements, and erection of detached buildings.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

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

Christian Malford Neighbourhood Development Plan – Made March 2018 (CMNDP):

- Policy D1: Design

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

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:

Bremhill Parish Council – Support, commenting that they have considered the application against the Vision and Objectives of Bremhill Parish Council's Neighbourhood Plan, visited the site and spoken to neighbours who, without exception, support the application and because the materials for construction match those of the bungalow and will add functionality to the site (17/02/2026).

Wiltshire Council's Highways Team – No objection (05/03/2026).

Wiltshire Council's Drainage Team –

Object, advising that the site is situated in Flood Zone 3, the applicant must demonstrate that the site is not adversely affected by flood risk from different sources, and how the flood risk from all sources will be managed without increasing flood risk to the development itself or elsewhere. The applicant should discuss flood plan compensation, to mitigate against increasing flood risk elsewhere. The applicant is referred to the Environment Agency's advice on how to prepare an FRA, as well as their standing advice for vulnerable developments (13/02/2026).

No objection. Commenting that the applicant has provided a detailed flood risk assessment that demonstrates the flood risk from each source. It is noted an appropriate FFL will be applied, and that all development will comply with Buildings Regulations, Part H. As there will be no increased flood risk elsewhere as a result of this development, the LLFA has no objection to make (15/04/2026).

Environment Agency – Comment, advising that the proposed development falls within Flood Zone 2 or 3 and recommending that the LPA refer to the Flood Risk Standing Advice (20/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 25 February 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.

Drainage and flood risk

The site is at high risk of flooding and primarily in Flood Zone 3. At a national level FZ3 is differentiated between 3a (highest probability) and 3b (functional floodplain), within which development is heavily constrained.

Wiltshire Council's Level 1 Strategic Flood Risk Assessment (SFRA) does not provide detailed mapping for FZ3b, instead a precautionary approach is taken in considering the extent of 3a to be functional floodplain unless, among other things, a site-specific Flood Risk Assessment (FRA) demonstrates otherwise.

The development consists of the erection of building for purposes incidental to the enjoyment of a dwellinghouse, qualifying as 'minor development' for flood risk purposes. The PPG advises that minor development is unlikely to raise significant flood risk issues unless, they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities; or where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

The application is supported by an FRA, providing commentary on the policy context, the various sources of flood risk, and proposed resistance and resilience measures. It identifies the site in FZ3 and appears to suggest it falls within 3a, although it is not clear how this conclusion has been reached. They identifying the vulnerability classification for the development as "less vulnerable", although it could be "more vulnerable" as a building used for a dwelling house.

The Environment Agency refer only to the Flood Risk Standing Advice (FRSA) in their comment, which advises in respect of the need for a FRA but that development should not be permitted in FZ3b where its vulnerability classified would be highly, more, or less vulnerable.

Following their initial objection, Wiltshire Council's Drainage Team reviewed the applicants FRA. They responded with no objection, advising that:

The applicant has stated that the existing dwelling was constructed under planning application 18/05170/FUL, proposing to discharge surface water via soakaway. As this has been successful, the applicant intends to discharge surface water from the proposed garage via soakaway, mimicking the existing situation and preventing increase surface water runoff. The applicant has outline techniques to improve flood resilience. The LLFA have no further comment to make on this application.

It is understood from the Drainage Team's advice that it would be possible for the development to remain safe throughout its lifetime and for surface water runoff to be managed within the site under the existing situation. While there is an objection implied within the FRSA, due to the vulnerability classification of the development being incompatible with the flood zone in which it is proposed, based on no objection from the Drainage Team, there is no evidence that the development would have an adverse effect on a flood plain.

Compliance with the resistance and resilience measures contained within the FRA, the development would remain safe for users for its lifetime and surface water will be managed within the site. Furthermore, Part H of the Building Regulations would also apply. Accordingly, the development would not materially increase the risk of flooding and does not therefore conflict with the aims of CP67 of the Wiltshire Core Strategy.

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 D1 of the Christian Malford Neighbourhood Plan reinforces that development meet the design requirements of CP57.

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 design of the proposed detached garage utilises scale, form, materials and details that would respect the architectural style of the dwellinghouse by appearing as a subservient supporting addition. This is also true of its siting, which is set back behind the front elevation of the dwellinghouse and relates well to it.

The Parish Council support the application commenting, among other things, that the materials for construction match those of the bungalow and will add functionality to the site. Accordingly, and for the reasons above, 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 D1 of the Christian Malford Neighbourhood Plan 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 is Brook Farm.

There is a considerable distance between the application site and the nearest neighbouring dwelling. The development would maintain a similar separation from neighbours, and nor would it impact on the light or outlook of openings on the main dwellinghouse.

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.

Highway matters

The development is for a detached garage that does not meet minimum size standards, however the site would remain compliance with minimum parking

standards. No objection is raised by Wiltshire Council's Highways Team, and there is no reason to disagree. 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 Block Plan. 2554-CGC-102. Received 4 February 2026.

Proposed Garage Plans & Elevations. 2554-CGC-200. Received 4 February 2026.

Application Form. Materials. Received 9 February 2026.

Flood Risk Assessment. By RM Associates, dated March 2026 Ver.1. Received 4 March 2026.

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

3. The development shall be carried out in accordance with the resistance and resilience measures detailed in the Flood Risk Assessment by RM Associates, dated March 2026 Ver.1.

REASON: In the interest of ensuring the development is safe for users and does not increase the risk of flooding.