

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01234
APPLICATION TYPE:	Householder Planning Permission
SITE ADDRESS:	30 Willoughby Close, Westbury, BA13 3GA
DEVELOPMENT DESCRIPTION:	To replace two sheds with a workshop in the rear garden
RECOMMENDATION:	That Planning Permission be GRANTED



PROPOSAL

The application seeks permission for an outbuilding with a covered canopy to replace existing outbuildings at the rear of the garden, to be constructed from brick with interlocking concrete roof tiles and white uPVC windows to match the host dwelling. The structure would span most of the width of the garden along the southern rear boundary, with the majority formed as a covered canopy, and the enclosed outbuilding providing a workshop, storage area and toilet.

SITE DESCRIPTION / CONTEXT

The site comprises a residential dwelling and its associated garden within a typical inner-town residential area characterised by red brick houses, tiled roofs, white uPVC detailing, boundary walls and scattered trees. The property lies within the Westbury settlement boundary, is not subject to conservation designations, and is located in Flood Zone 1 with no identified flood risk, although it falls within bat mitigation and habitat buffer policy areas.

PLANNING HISTORY

Reference No.	Proposal / Summary	Decision
W/99/01547/FUL	Conservatory	Approved
W/99/00135/FUL	Erection of a Conservatory	Approved

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 1	Settlement Strategy;
Core Policy 2	Delivery Strategy;
Core Policy 32	Spatial Strategy: Westbury Community Area;
Core Policy 50	Biodiversity and Geodiversity;
Core Policy 51	Landscape;
Core Policy 57	Ensuring High-Quality Design and Place Shaping;
Core Policy 60	Sustainable Transport;
Core Policy 61	Transport and Development;
Core Policy 64	Demand Management;
Core Policy 67	Flood Risk;

Westbury Neighbourhood Plan 2023-2036

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

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

The Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015).

The Wiltshire Local Transport Plan 4 (LTP4) (March 2025)

Emerging Policy – Wiltshire Local Plan Review

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

CONSULTATION RESPONSES

Westbury Town Council – Objects and raised concern that the scale and siting of the development would harm the character of the residential area and that the plans lack adequate detail on design, materials and construction. They also note the absence of clarity on its intended use, potential noise and disturbance, and whether a change of use would be required for working from home.

Ecology (Wiltshire Council) – No Objection

REPRESENTATIONS

Two representations have been received from a neighbouring occupier raising concerns about the proximity of the proposed building to their boundary and its impact on residential amenity. Objections focus on the lack of clarity regarding the intended use of the workshop, the inclusion of a toilet suggesting potential intensified or commercial use, and the likelihood of noise and disturbance from machinery, deliveries, hours of operation and construction work, which are considered inappropriate in this quiet residential area.

One comment has been received from the applicant in response to the concerns raised, stating that the proposal seeks to rationalise and replace existing unsightly structures and decking, which must be removed due to the presence of a low-voltage utility cable.

The applicant explains that the new building would be set further from the neighbouring boundary than the existing buildings, with a temporary lean-to positioned near the boundary to maintain access to the cable, and confirms that the use would remain private and non-commercial as a personal hobby workshop.

It is also stated that the inclusion of toilet and washing facilities is for practical workshop use only, that no change of use or intensification is proposed, and that the development would improve the appearance of the site without causing harm to neighbouring amenity or privacy.

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.

Householder extensions are generally acceptable in principle, as they typically fall within the established residential curtilage of a property and do not result in new residential development in the open countryside. In this case, the proposal also lies within the defined limits of development set out in the Core Strategy, further reinforcing its acceptability in principle.

Design and Impact upon the upon the character and context of the area

Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy requires all new development to achieve a high standard of design that responds positively to its local context. Proposals must reinforce and enhance local character and distinctiveness, relate appropriately to the surrounding landscape, and demonstrate a thoughtful response to existing townscape features. This includes careful consideration of elements such as building height, scale, massing, building line, materials, and overall appearance, ensuring new development integrates harmoniously with its setting.

The application form states that the proposed materials would match the host dwelling, constructed in red brick with roof tiles and white uPVC fenestration to reflect the existing house, resulting in a cohesive and acceptable material response appropriate to the site and surrounding residential context. The use of a dual-pitched roof is also considered acceptable, reflecting the typical built form of dwellings within the locality.

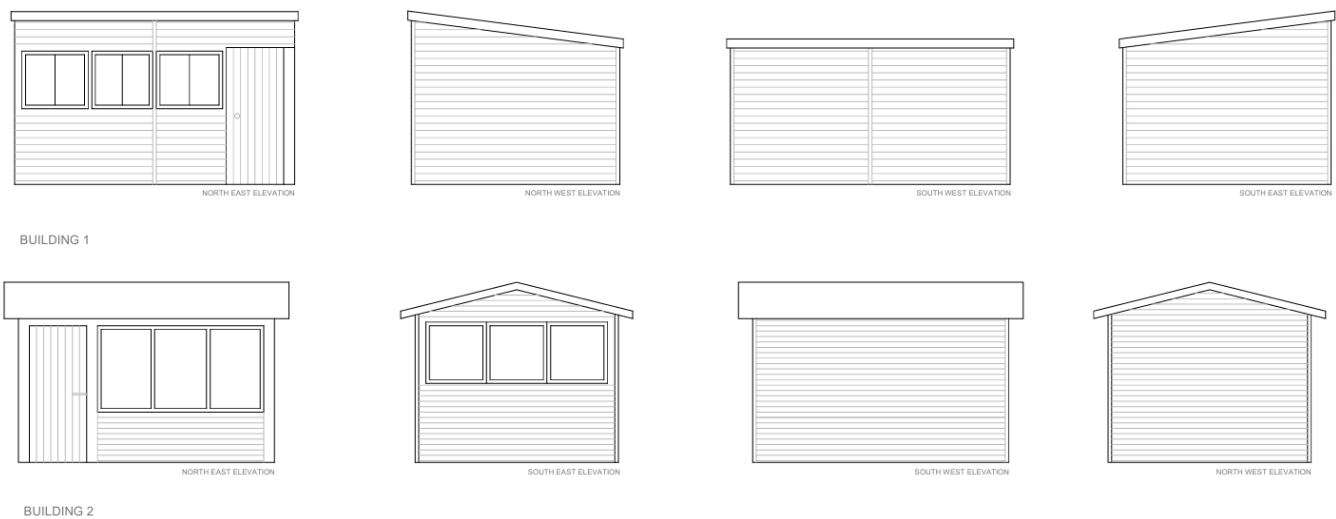
With a height of approximately 2.5m to the eaves and 3.6m to the ridge, the structure would be clearly subservient to the host dwelling and broadly comparable in scale to the existing rear extension and conservatory. Although the outbuilding would occupy just under half of the rear garden, there is no

prescriptive local policy on outbuildings and garden coverage. Instead, each proposal must be assessed on its own merits.

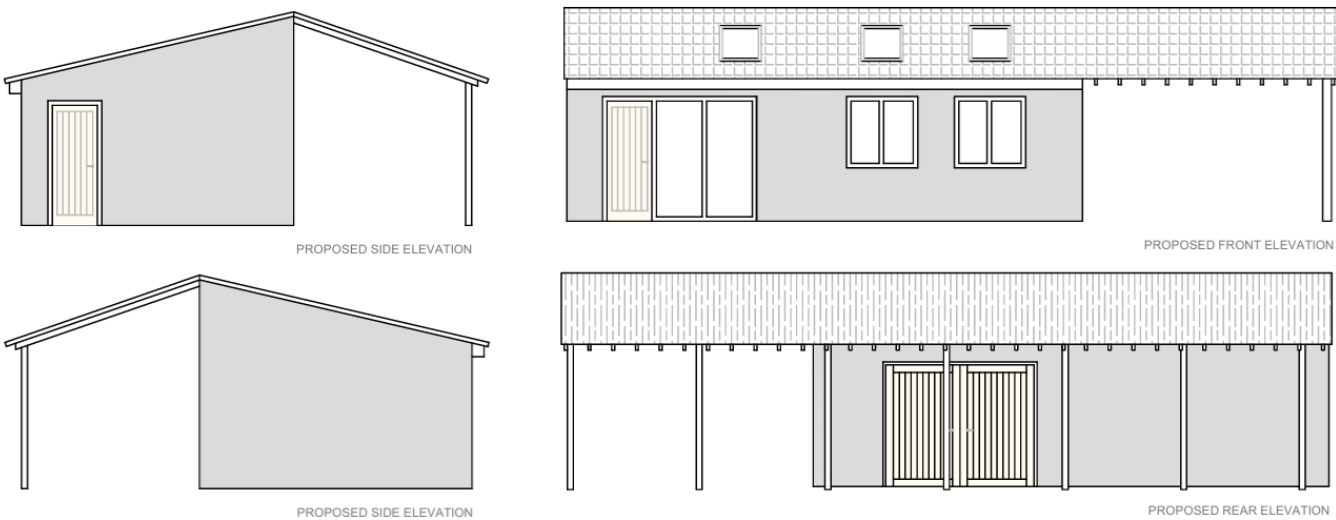
The proposal does not benefit from permitted development rights due to its height, proximity to the boundary, however it would appear clearly subservient and as submitted and assessed, it is for a domestic ancillary outbuilding.

The height and form of the building, combined with the covered canopy, would limit its bulk and retain a sense of openness, particularly when viewed alongside the existing boundary treatments and pergola-type structures.

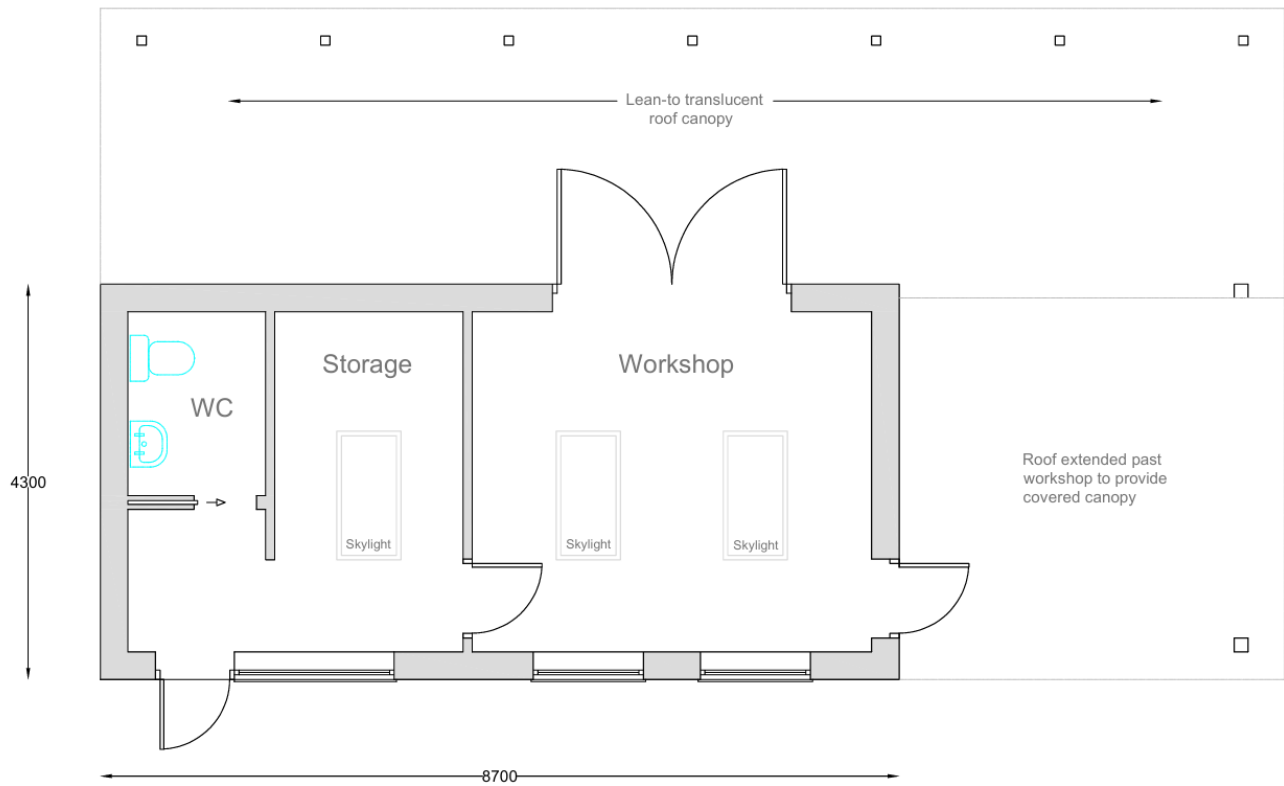
Overall, while the development represents a large outbuilding, it is considered to respond appropriately in design, scale and materials to the host property and wider area.



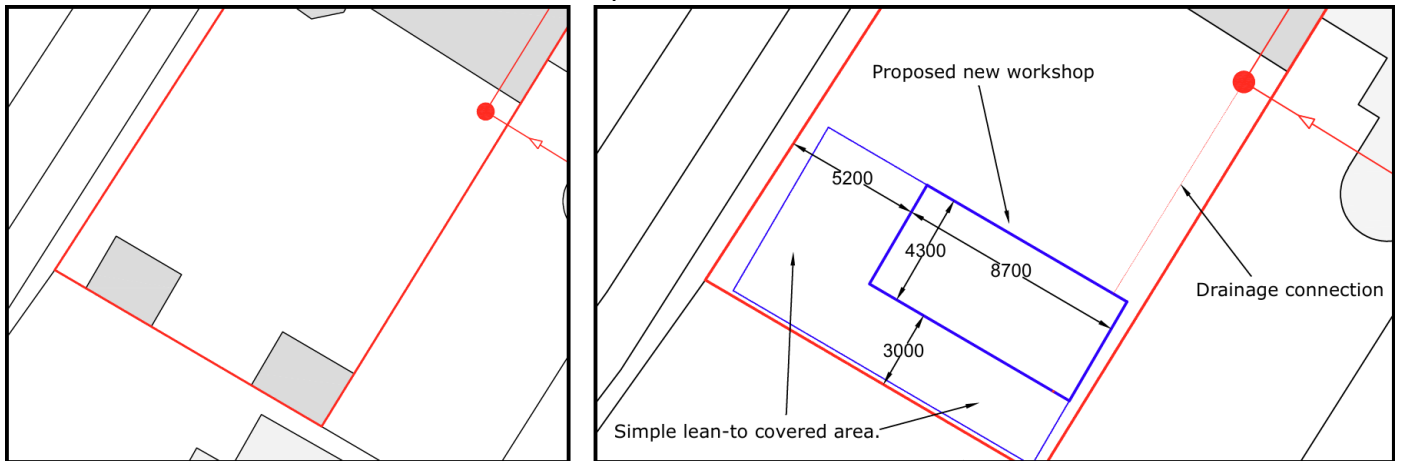
Existing Sheds



Proposed Outbuilding



Proposed Floor Plan



Existing and Proposed Site Plan



Site Visit (Facing 36 Boulton Close, and Facing host dwelling)

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 Effects

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, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

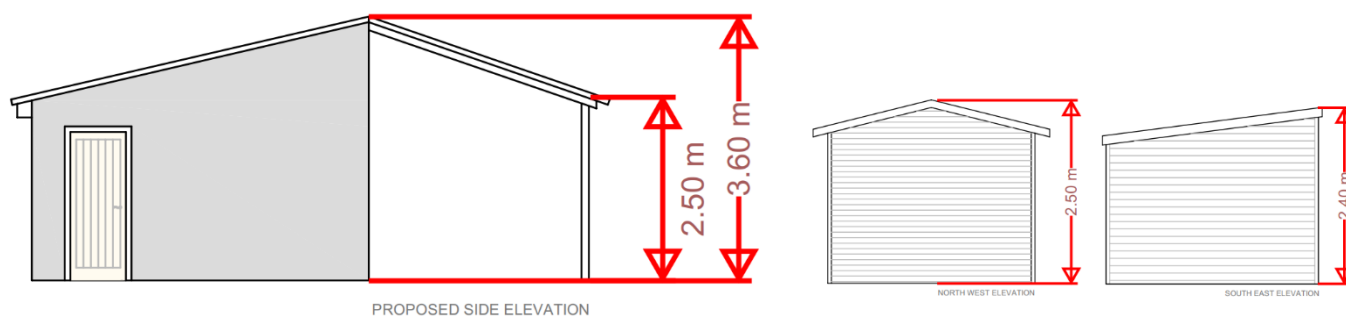
The existing sheds positioned along the shared boundary are generally around 2.5m in height, and while the proposed outbuilding would match this height at the boundary, it would then rise to a ridge height of 3.6m over a distance of approximately 3.3m as it extends north-eastwards away from the neighbouring garden. It is considered that the roof pitching away from the adjacent property would significantly limit any overbearing impacts. In terms of overshadowing, the application site lies directly north of 30 Boulton Close and would not cause substantive harm through loss of sunlight given the orbit of the sun.

A review of sun-path modelling and 3D analysis also indicates that impacts to the eastern neighbour at 29 Willoughby Close would be negligible, with any potential shadowing largely blocked by the host dwelling during the later part of the year and only a marginal, short-duration increase during summer months due to existing boundary treatments.

Concerns raised by third parties regarding noise, activity and construction impacts are noted; however, the proposal does not involve a change of use and is assessed on the basis of a residential outbuilding ancillary to the host dwelling. Home working and garden workshop uses are common and do not in themselves constitute a planning concern, and any use beyond that proposed would fall to be addressed separately through enforcement or environmental health procedures if necessary.

A condition restricting the outbuilding to ancillary residential use is considered necessary for this case.

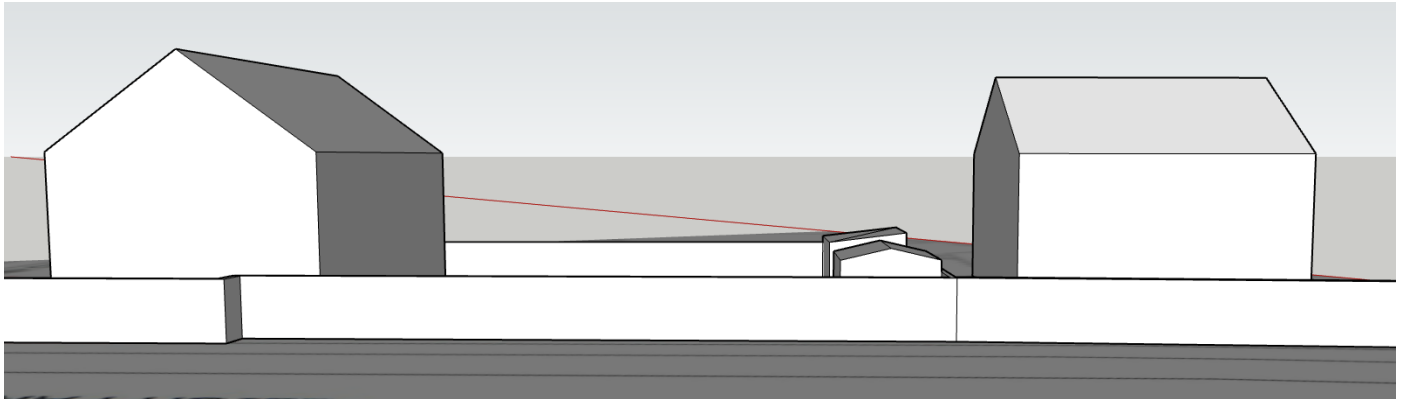
On this basis, and having regard to the existing boundary structures and lawful domestic activities that could occur irrespective of the proposal, there are not considered to be reasonable amenity grounds on which to refuse the application.



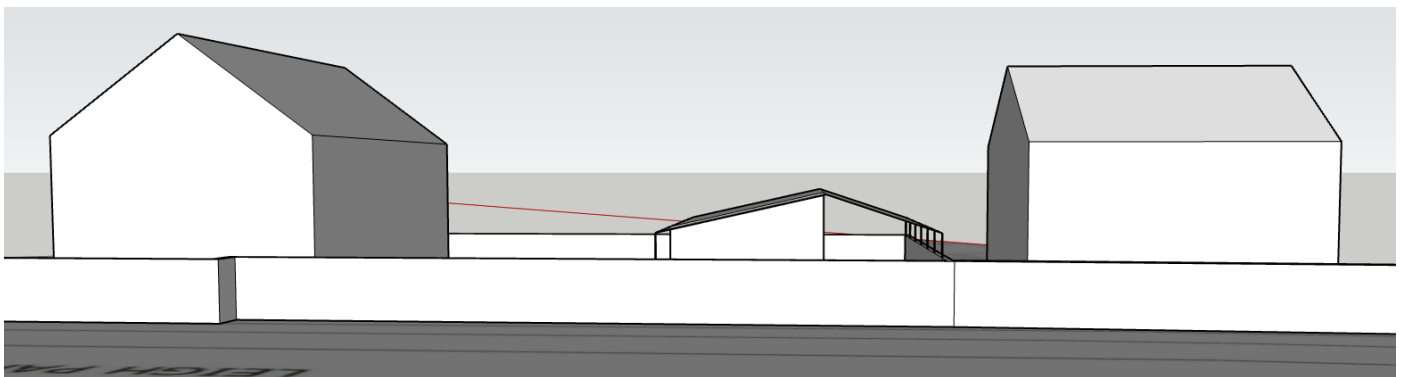
Proposed Height and Existing Height



Streetview



3D Render (Existing)



3D Render (Proposed)

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Other Issues

The Wiltshire Core Strategy, through Core Policy 50, seeks to avoid and reduce harm to sensitive species and habitats, and while Biodiversity Net Gain is now a statutory consideration under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), householder applications are exempt from this requirement.

Although the site lies within the Great Horseshoe Bat Core Roost Buffer, the Salisbury Plain SPA buffer and the TWBMS Grey Zone, the proposal relates solely to an existing domestic garden with low-level outbuildings to be removed and does not involve works to the dwelling roof; as such, ecological value and potential for protected species are considered low. Nevertheless, an informative is recommended to remind the applicant of their obligations under wildlife legislation should any protected species be encountered during construction, and subject to this, the development is not considered to result in ecological harm.

The application does not propose the introduction of any additional bedrooms to the property, nor does it include any alteration to the existing parking and access arrangements. It is therefore considered that there is no highway or transportation concerns present with the proposal, and it is otherwise considered acceptable.

Core Policy 67 of the Wiltshire Core Strategy requires development to minimise flood risk and ensure surface water is managed sustainably, with the NPPF applying a risk-based approach to development in areas of flooding. The site lies within Flood Zone 1 and the Council's Strategic Flood Risk Assessment identifies no surface water or groundwater flooding constraints. Although the proposed outbuilding increases the overall built footprint from approximately 21.5 sqm to 92.3 sqm, it remains within an existing residential garden, and the proposal constitutes householder development well below the 250 sqm threshold, which is exempt from the sequential and exception tests under paragraph 176 of the NPPF. Given the low flood risk location and domestic nature of the development, the proposal is considered acceptable in flood risk and drainage terms, subject to surface water continuing to be managed within the curtilage.

CONCLUSION

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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

Proposed Floor Plan 3125-102C

Proposed Elevations 3125-103C

Proposed Site Plan 3125-101D
Application Form – Materials

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

3. The outbuilding hereby permitted shall be used only for purposes incidental and ancillary to the residential use of the dwelling at No. 30 Willoughby Close and for no other purpose, including any commercial, business or independent residential use.

REASON: To ensure the development remains ancillary to the host dwelling and to safeguard the amenity of neighbouring properties, in accordance with the Wiltshire Core Strategy and the National Planning Policy Framework.