

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01595
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	65 Brinkworth Road, Royal Wootton Bassett, Swindon, SN4 8DT
DESCRIPTION:	Proposed detached garage
RECOMMENDATION:	REFUSE

PROPOSAL

The application seeks planning permission for erection of a detached garage. It has walls of larch with a natural slate tile gabled roof; it measures approx. 12m wide, 9.5m deep, and 6.6m max height. The front (north) elevation features two garage bays (4m wide, 2.1m high) and two gabled dormers set into the roof plane (4m wide, 3.8m high). Internally it provides an expansive ground floor garaging area, with stairs leading to a large store above. It is sited between the west side of “Viewlands” and the east side of “The Meadows”.

SITE DESCRIPTION

The application site comprises a detached two-storey dwelling known as 65 Brinkworth Road, “Viewlands”, its associated garden land and an area of land previously curtilage for a dwelling, now replacement, known as The Meadows (qv PL/2022/08661). The setting is characterised by foliated boundaries and greenswards, a linear arrangement of dwellinghouses in generous plots, and the bucolic landscape surroundings, which create a rural street scene. It is in open countryside approx. 1.5km northwest of Royal Wootton Bassett. Relevant designations and constraints include non-designated heritage features recorded on the Swindon and Wilts Historic Environment Record¹.

PLANNING HISTORY

PL/2024/11503 – Proposed detached garage (WITHDRAWN BY APPLICANT 06/02/2025).

- Withdrawn due to concerns raised by the LPA in relation to design, and associated complications it would cause with the lawful implementation of the replacement dwelling (qv. PL/2022/08661).

¹ Medieval Deer Park, Vasterne (MWI9405).

PL/2023/08669 - Certificate of Lawfulness application to confirm the subdivision of the dwelling historically known as The Meadow in 2012 to create 2 No separate and lawful new dwellings; Top Meadow and The Meadows (REFUSED 02/08/2024).

PL/2022/08661 - Demolish existing house and rebuild new dwelling and detached garage (APPROVED WITH CONDITIONS 13/06/2023).

N/05/01098/ENF – Enforcement Notice: Without planning permission, the change of use of land and buildings from a use as a single-dwellinghouse (Class C3 of the Town and Country Planning (Use Classes) Order 1987) to a use for that purpose and the addition of a separate self contained unit of residential accommodation (DATED 28/02/2005).

- APP/J3910/C/05/2001844 and 2001845 (APPEALS DISMISSED AND NOTICE UPHELD 01/11/2005).

N/04/02580/S73A – Erection of three dormer windows and sub-division of existing dwelling to form two self contained dwellings (REFUSED 19/10/2004).

- APP/J3910/A/05/1177434 (APPEAL DISMISSED 01/11/2005).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

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

Royal Wootton Bassett Neighbourhood Development Plan - Made April 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 (02/04/2026).

Wiltshire Council's Highways Team – No objection, subject to condition, advising that it is noted that a vehicle access has been created to allow access over highway verge, they therefore suggest an informative (31/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. 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.

Preliminary matters

The development is proposed over land which had formed part of the red line area, and intended curtilage, of the adjoining replacement dwellinghouse known as The Meadows (qv. Figures 1 and 2). Notwithstanding the blue line submitted, the Local Planning Authority is of the understanding that The Meadows is currently owned by the applicant.

During the site inspection, it was observed that gates and hardstanding have been created to provide separate means of vehicular access to The Meadows, with the area of land containing the retained access and amenity land enclosed as part of Viewlands, 65 Brinkworth Road.

Implementation of the proposed garage could therefore be incompatible with further implementation of The Meadows, pursuant to its approved plans. This is notwithstanding the deviations from the approved plans which have been observed, namely to the elevational design of The Meadows and its detached outbuilding. These do not, however, form part of the development under consideration.

It is necessary to consider whether the proposed development would, if implemented, have a material effect which has a consequential impact on highway safety.

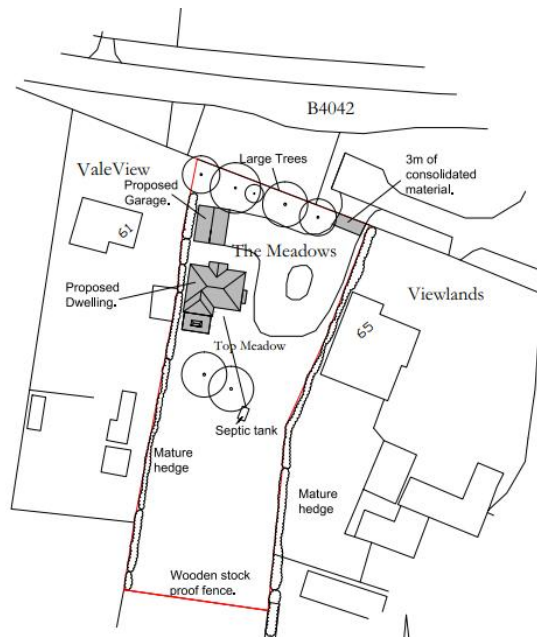


Figure 1: approved block plan PL/2022/08661.

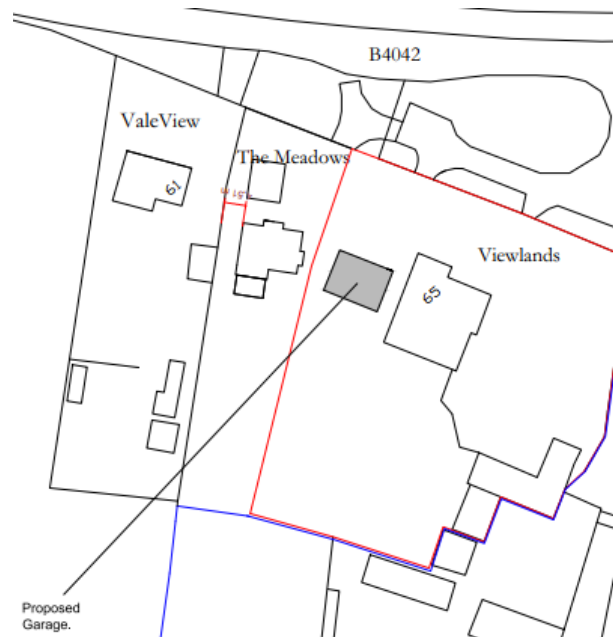


Figure 2: proposed block plan.

Whether planning conditions are capable of referring to clear and accurate plans

The submitted drawing titled “Proposed Elevations, Floor Plans and Section” (dwg no. 02) provides elevations, floor plans and a through section for the development. Each illustration is labelled at scale 1:50.

When measuring the illustrations, the LPA can be satisfied that the through section and floor plan drawings are accurately drawn at scale 1:50. The through section and floor plans also provide indicative measurements to confirm this. The elevations, however, are indicated at 1:50, do not otherwise provide annotated dimensions, and measurements taken at that indicated scale are half that taken from corresponding dimensions on the other drawings.

It will be clear to the LPA that this is a simple drawing error and does not hinder assessment of the planning merits in their entirety. However, although corrected plans were sought from the applicant, corrected plans were not provided by the expected date. For the reasons outlined in the remainder of this assessment, it is not expedient to unnecessarily delay determination.

Planning permission cannot therefore be granted because it cannot be ensured that planning conditions refer to clear and accurate plans where these are an essential benchmark against which implementation of the development in an acceptable manner can be enforced by adherence to approved plans. Consequently, granting

planning permission could undermine the integrity of the planning system, and it would be contrary to paragraph 140 of the National Planning Policy Framework.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy 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 7 of the Royal Wootton Bassett Neighbourhood Plan seeks to ensure the design of new development respects the character of the area.

Royal Wootton Bassett: Design Guidance and Codes supports Policy 7 of the Neighbourhood Plan with guidance and design principles for delivering locally distinctive design in the area, including extensions and modifications to existing buildings (LA 02, p.48). Appendix D of the Wiltshire Design Guide (pp.99-100) sets out county-wide expectations for the design of householder extensions and developments, with a general emphasis on design that respects the existing building and fits into the general street scene.

The proposed garage would be a substantial outbuilding to benefit 65 Brinkworth Road (the “site”), appearing of similar size and scale to The Meadows beside it and it would be served by its own separate access. It would be considerably larger than other outbuilding in the immediate context and would appear prominent in the present gap between the site and The Meadows, despite being set back in the street scene.

It has a gabled, slate roof form that would reference Viewlands. The size of its roof, from eaves to ridge, creates a contrived and top-heavy appearance. This is compounded by the size of its dormers which, despite being externally faced in hanging slate to match the roof, would not appear as subservient roof adornments, rather as bulky and incongruous protrusions.

Appendix D of the Wiltshire Design Guide discourages dormers of this size and scale, advising that “[t]he design of any dormer windows should reflect the style, proportion materials and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area”. It also seeks to discourage detached outbuildings and garages that “... exceed 1 storey in general”.

The dormers would correspond to the similarly large garage bay doors below them, which appear better suited to a commercial unit than a domestic outbuilding. Furthermore, its timber clad walls would strike a contrast between the brick elevations of the dwellinghouses but, while timber could be acceptable, aiding to distinguish an

incidental function, at the scale proposed it would emphasise the incongruity of the overall design.

A well-designed garage in the gap could integrate well into the settlement character. In particular, a proportionate size, scale and roof design, including more modest dormers, would not appear usual in context with the prominently site garage at The Meadows. The Local Planning Authority has, however, become aware that The Meadow's garage is not in accordance with approved plans in its present form, although the approved design had featured three evenly-spaced and smaller gabled dormers.

For the above reasons, the garage would fail to achieve a high standard of design to the detriment of the character and appearance of the surrounding area. It fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide and the Royal Wootton Bassett: Design Guidance and Codes and would be contrary to the aims of Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and CP57 of the Wiltshire Core Strategy and to be unacceptable in design terms causing unacceptable harm to the character and appearance of the host dwelling and local area.

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) emphasise the importance of achieving well-design places and advise that decisions should ensure development is visually attractive as a result of good architecture and being sympathetic to local character, among other things. Paragraph 139 is clear that development that is not well design should be refused, especially where it fails to reflect local design policies and guidance.

The NPPF broadly aligns with the development plan in their aims to achieve well-designed development, and therefore it does not lead to a fundamentally different conclusion. Consequently, a reason for refusal is justified on design and visual amenity grounds.

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 neighbouring dwellings most likely to be sensitive to the development are The Meadows and occupants of 65 Brinkworth itself, both of which are understood to be owned by the applicant.

While the garage has considerable massing and bulk, it maintains gaps at the boundaries of the curtilage such that it would not appear unduly overbearing. Although dormers are introduced above ground floor, these direct views towards the street and not into sensitive areas of dwellinghouses.

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

Wiltshire Council's Highways Team raise no objection to the erection of the detached garage. They note that a vehicular access has been created to the neighbouring property, known as The Meadows, and without a licence. This does not form part of the development, despite being represented (albeit inaccurately) on the plans. Nonetheless, an informative can be added to the decision notice in any case as the matter is required to be regularised under separate highways legislation.

Notwithstanding that the development is proposed over land which was to form part of the curtilage of the adjoining replacement dwelling (The Meadows), there is no evidence before the Local Planning Authority that implementation of the garage would prevent the use of the access to The Meadows as was shown on the approved plans (qv. PL/2022/08661) as a civil agreement to cross the land may be achieved. This is also notwithstanding the fence that has been erected, which does not form part of this development. There is no evidence before the Local Planning Authority that other lawful means of access to The Meadows are not possible.

Based on the evidence before the Local Planning Authority, the development would not lead to the creation of a situation where an unlawful or otherwise unsafe means of access to the highway would materialise. There is therefore no reason to disagree with the highways team, and, therefore, the development is not likely to lead to 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 fail to deliver a high standard of design, causing unacceptable harm to the character and appearance of the surrounding area for which conditions cannot be used to make the development acceptable in planning terms. This harm conflicts with the development plan, with particular regard to its provisions pertaining to delivering a high standard of design through Policy 7 of the Royal Wootton Bassett Neighbourhood Plan and Core Policy 57 of the Wiltshire Core Strategy. Other material considerations in this case do not indicate that a decision should be made other than in accordance with the development plan and, therefore, the proposal should not be supported.

RECOMMENDATION

That planning permission be REFUSED for the following reason(s):

Refusal Reason(s):

1. The proposed garage, by reasons of its size and scale, its contrived and top-heavy roof design adorned with incongruous and bulky dormers, would fail to deliver a high standard of design, to the detriment of the character and appearance of the surrounding area. It fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide SPD (March 2024) and the Royal Wootton Bassett Design Guidance and Codes (April 2023) and is contrary to Policy 7 of the Royal Wootton Bassett Neighbourhood Plan (April 2018) Core Policy 57 of the Wiltshire Core Strategy (January 2015) and paragraphs 131, 135 and 139 of the National Planning Policy Framework (December 2024).
2. Planning permission cannot be granted because the submitted plans and drawings contain inconsistencies in their indicated scales. In particular, the elevations and floor plans are both indicated at scale 1:50 but, and measured at that scale, it would not be possible for the development to be implemented in accordance with the plans, or for the plans to form a benchmark against which the Local Planning Authority can enforce adherence to them. Consequently, the Local Planning Authority cannot ensure that relevant planning conditions refer to clear and accurate plans and drawings in the interest of proper planning, contrary to paragraph 140 of the National Planning Policy Framework (December 2024).