

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

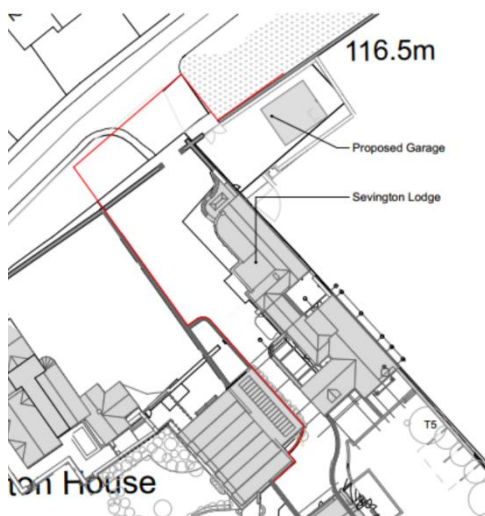
APPLICATION REFERENCE:	PL/2026/01952
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Sevington Lodge, Sevington, Grittleton, Chippenham, SN14 7LD
DEVELOPMENT DESCRIPTION:	Construction of new garage
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a free-standing garage. The application is submitted using Householder application forms.

During the course of the application, an amended location plan was received to alter the red line to the boundary to ensure that the residential curtilage was outlined, with the remainder of land ownership outlined in blue.

The extracts below illustrate the proposed appearance and location of the garage in relation to the main dwelling:



Proposed block plan, with proposed front, rear and side elevations

The proposed garage would be situated on a section of the residential curtilage set to the side of the main dwelling that was previously an area of hardstanding, but was more recently laid to lawn and used for planting and raised beds which will be relocated within the boundary. The site is set behind an existing set of entrance gates and on approach to the site, the garage would be located to the left of the main dwelling, with the frontage of the site divided by a stone wall and 2 sets of entrance gates set behind an area of hardstanding. Mature planting and landscaping surrounds the external boundary fronting the road.

The garage would be a freestanding structure with a pitched roof with integrated roof light, featuring a large garage door to the front elevation, with a door and small casement windows

to the side and rear elevations. In terms of construction materials, the garage would be timber clad to the external walls, with a fibre slate roof and powder coated grey aluminium windows.

SITE DESCRIPTION/CONTEXT

The site known as Sevington Lodge is a large detached property located on the outskirts of Sevington, which is a hamlet located within Grittleton. The property was a previous outbuilding that served adjacent Grade II listed Sevington House, converted to residential through planning permissions 04/01089/COU and 14/08420/FUL. The property is set back from the road and occupies a generous plot, with vantage points to open countryside and agricultural land to the south and east of the site. The front of the site features a stone wall with piers and 2 sets of entrance gates serving both the main dwelling and the parcel of residential land subject to the positioning of the proposed garage. The boundary to the property features mature and established landscaping and tree's, whilst the surrounding area is largely rural, being on the outskirts of Sevington, with a number of detached properties forming a linear arrangement along the main road with predominantly open frontages.



The application site is subject to the following planning policy constraints:

- Countryside Character Area – Cotswolds
- Sevington Conservation Area
- Grade II Listed Sevington House
- Possible groundwater emergence
- Archaeology Monument Lines and Points – Site of Outfarm, East of Sevington Farm

PLANNING HISTORY

Proposal / Summary

N/04/01089/COU - CONVERSION OF EXISTING BARN/GARAGES TO SINGLE DWELLING – Approved with conditions 15.06.04

13/06084/FUL - Entrance Lobby extension to Sevington Lodge (Planning Consent 04/01089/COU) Conservatory and window to be Polyester Coated Aluminium glazing system to match Adjacent Sevington House – Approved with conditions 07.02.14

15/01230/FUL - Proposed New Garage & Additions and Alterations to Stone Boundary Walls. – Approved with conditions 02.04.15

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- 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
- Core Policy 67: Flood Risk

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and appearance
- Heritage
- Highways and parking
- Amenity
- Flood risk

CONSULTATION RESPONSES

Grittleton Parish Council: No objection

Council Highway Engineer: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site. Comments were received from 2 neighbouring properties, with their comments summarised below:

- It will be out of sight and sympathetic to its surroundings
- The development will have no effect on the village and its surroundings
- It is good that people are making the effort to keep their cars off of the road

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 appearance

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF relates to achieving well designed places.

The scale and design of the proposed garage are considered to be sympathetic to the overall character and appearance of the building and its wider setting, and does not result in unacceptable visual impact. The built form of the garage is proportionate to the main building and the plot upon which it will be situated, responding positively to the existing building and its

setting. The use of natural construction materials enable the structure to integrate effectively within this location and the semi-rural nature of the site. The proposed structure is not considered incongruous within this location or in context with the main building, and will be largely concealed from public vantage points from the streetscene due to the mature and established landscaping, planting and boundary features to the site, thereby not resulting in unacceptable visual impact to the wider streetscene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and section 12 of the NPPF.

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use', whilst Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Whilst Sevington Lodge is not a listed property, it is in proximity to Grade II listed building Sevington House, whilst also within the Sevington Conservation Area, therefore consideration is required to the impacts upon the significance of these heritage assets.

Assessment of harm to the heritage asset

There is a clear degree of physical and visual separation between Sevington Lodge and the Grade II listed Sevington House. While it is acknowledged that the building now known as Sevington Lodge historically functioned as an outbuilding associated with Sevington House, it has long been established as a separate residential unit with its own curtilage.

The proposed garage would be located wholly within the residential curtilage of Sevington Lodge and would be positioned such that the host dwelling itself lies between the proposed structure and Sevington House and as a result, the listed building would be physically and visually separated from the proposed work. Given this intervening built form, together with the modest scale and simple domestic design of the garage, views of the proposed structure from Sevington House would be limited and largely screened.

The proposed garage is an ancillary and domestic structure of modest scale and design which is not considered to compete with or detract from the historic features of Sevington House, nor would the proposal obscure, alter or interfere with any significant historic features or key views of the listed building's historic form or setting.

Overall, due to its modest scale and proposed siting within the curtilage of Sevington Lodge, the proposed garage is considered to preserve the special architectural and historic interest of the Grade II listed Sevington House. The proposal would not result in harm to the significance of the listed building or its setting and is therefore considered to conserve the heritage asset in accordance with local and national heritage policy.

Impact on the Sevington Conservation Area

The application site lies within the Sevington Conservation Area. The proposed works are fully contained within the residential curtilage of the property, with the garage being a single storey structure of limited height and scale. The proposed garage would be set back from the main road and, due to the height and extent of the existing boundary landscaping, would have limited visibility from the surrounding area. Although the site occupies a relatively prominent position within the wider streetscene, the garage is sited to the side of the residential curtilage and orientated predominantly away from public viewpoints. As a result, it is considered that the proposal would not detract from the character or appearance of the conservation area or cause harm to it as a heritage asset.

Conclusion

Overall, the proposal, by virtue of its scale, design and use of materials, is considered to preserve the character and appearance of the Conservation Area, with the proposed works not considered to result in harm to Grade II Listed Sevington House or its setting. 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.

Highways and parking

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 Policies 61 and 64 seek 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.

The proposed garage would enable off-road parking for 2 vehicles. Existing access arrangements are not proposed to be altered, as the garage would be served by an existing entrance to the site that is separate to an additional entrance to the main dwelling. Fronting the site is an area of existing hardstanding with established dropped kerb. It is noted that additional parking provision is available to serve the house on an existing gravelled area that is accessed via the second gated entrance.

No objections have been raised by the Wiltshire Council Highways Officers, and the proposed development is not considered to result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 properties in proximity to the application site are Sevington House to the west, with The Green, Holly Tree Cottage, Middle Cottage, The Cottage and Rose Cottage situated across the main road to the north of the site.

As previously mentioned, the positioning of Sevington Lodge itself acts as both a physical and visual buffer to the proposed works to Sevington House. The elevation facing Sevington House would feature the main garage door as opposed to additional fenestration, thereby helping to mitigate against any direct overlooking or loss of privacy.

Limited views of the proposed garage may be possible from properties fronting the application site due to its proximity to the main road. However, existing boundary treatments provide an

effective degree of both physical and visual screening. In addition, the presence of the main road itself creates a clear separation between the application site and the dwellings opposite, with these current separation distances respected. The proposed fenestration serving the garage comprises small, single casement windows at ground level which are not positioned to directly overlook neighbouring properties and as such, the proposal would not result in an increase in overlooking.

Overall, given the positioning of the garage, together with the scale, design, additional fenestration and the distances to the neighbouring properties, it is considered that the proposal will not result in unacceptable impact to residential amenity, loss of light or resulting overlooking or overbearing effects. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Flood risk and drainage

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site lies within an area identified by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions. The proposal, however, comprises a modest domestic garage within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site. Details arrangement for drainage is a matter that is separate considered under the Building Regulations regime.

Therefore, the proposal is considered to comply with Core Policy 67 and the relevant provisions within the NPPF.

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, by virtue of its scale, design and use of materials, is considered to enable a sympathetic addition that preserves the character and appearance of the main building. It is considered that the proposed works would not result in harm to the significance of the heritage assets, preserving the setting and any other features of interests of the heritage asset, neighbouring Grade II listed Sevington House and the Sevington Conservation Area. Additionally, the proposal would not result in adverse impact to the highway network and parking provision on the site. The development is therefore considered to comply with Sections 12 and 16 and other relevant provisions within the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 57, 58, 61, 64 and 67 of the Wiltshire Core Strategy and the Wiltshire Design Guide.

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:

0549-14.4 – Proposed Elevations received 23.03.26

0549-09.2 – Proposed Block Plan received 23.03.26

0549-14.3 – Proposed Floor Plan received 23.03.26

0549-09.1a – Location Plan and Existing Block Plan received 06.05.26

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