

APPLICATION FOR FULL PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01899
APPLICATION TYPE:	Wiltshire Council R3
SITE ADDRESS:	Luckington Primary School, The Street, Luckington, Chippenham, SN14 6NU
DEVELOPMENT DESCRIPTION:	To renew the Planning Permission for 5 years for the existing Mobile Classroom at Luckington Primary School, Mobile 708(95).
RECOMMENDATION:	Approve with conditions

PROPOSAL

Planning permission is sought for the renewal of a temporary consent for an existing single-storey mobile classroom (Unit 708(95)) which is currently in place and in use within the grounds of Luckington Primary School. The application proposes the retention of the classroom for a further temporary period of five years.

The mobile classroom provides additional teaching accommodation, supporting the operation of the school. The submitted supporting information indicates that the school operates with two classes, one within the permanent school building and the other within the mobile classroom, and that this arrangement is expected to continue in the foreseeable future based on projected pupil numbers.

The existing flat roofed mobile classroom measures 7.99m x 9.18 with a height of approximately 3.6m. The mobile classroom is position approximately 6m from the northern boundary and 2m from the eastern boundary. The extract of the submitted location plan, below, shows the position of the classroom, outlined in red:



The following photographs have also been submitted – the applicant advises these were taken in March 2026:



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

No changes to the scale, form, or appearance of the building are proposed as part of this application, and the proposal relates solely to the continued retention of the existing structure.

SITE DESCRIPTION/CONTEXT

The site is Luckington Primary School, located on the northern side of Luckington village, surrounded by dwellings and roads. The classroom now being considered is marked with a red flag on the map and aerial photographs below.



The site is within the Cotswolds National Landscape and also the Luckington Conservation Area. The nearest listed building is Rose Cottage (Grade II LB), which can be seen on the plan above, about 37m east of the classroom. The google street view images below show the classroom in the context of the surrounding buildings:



Luckington is identified as a “Small Village” within the Wiltshire Core Strategy (WCS) and so is outside of any defined development boundary.

There are no ecological designations covering the site, which is in Flood Zone 1.

PLANNING HISTORY

Proposal / Summary
N/10/01772/REG3 - Wiltshire Council R3 Decision - Approve with Conditions Date: 11/8/2010 – Retention of Single Mobile Classroom WC 708 (95) with Toilets
N/00/01756/FCM - Wiltshire Council R3 Decision – No object Date: 21/8/2000 – Retention Of Single Mobile With Toilets
14/00957/FUL - Full planning permission Decision - Approve with Conditions Date: 29/5/2014 – Larch Shed For Storage of Outdoor Play Equipment
N/10/01127/FUL - Full planning permission – Undercover Outdoor Play Area
N/95/00894/FCM - Wiltshire Council R3 Decision - Unknown Date: 17/5/1995 – Erection Of Single Mobile Classroom With Toilets Mobile Classroom With Toilets
N/05/07015/FCM - Wiltshire Council R3 Decision – No Object Date: 1/6/2005 – Retention of Single Mobile with Toilets
N/03/01433/FUL - Full planning permission Decision - Approve with Conditions Date: 4/8/2003 – Demolition Of Extensions To Original Building To Allow Construction Of New Entrance, Toilets, Kitchen And School Hall
15/10275/FUL - Full planning permission Decision - Approve with Conditions Date: 9/12/2015 – Proposed Canopy Over Existing Outside Play Area.
15/08421/DP3 - Wiltshire Council R3 Decision - Approve with Conditions Date: 1/10/2015 – Renewal of Planning Permission for Existing Single Mobile Classroom.
20/11416/DP3 - Wiltshire Council R3 Decision - Approve with Conditions Date: 19/3/2021 – To renew planning permission for an existing single mobile classroom no 708 (95) at Luckington Primary School

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 13 Spatial Strategy Malmesbury Community Area

- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management

There is no Luckington Neighbourhood Plan at this time.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)

CONSULTATION RESPONSES

WC Highways: No objection

"I refer to the above planning application to renew the Planning Permission for 5 years for the existing Mobile Classroom at Luckington Primary School, Mobile 708(95).

Pupil numbers will remain similar to that already attending the school and therefore vehicle movements are expected to remain similar to existing also.

I therefore raise no highway objection."

Luckington & Alderton Parish Council: No objection

"Luckington & Alderton Parish Council raised no objections at its meeting on 08/04/2026."

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No representations had been received at the time of writing.

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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire.

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment

The application seeks to retain an existing mobile classroom within the grounds of Luckington Primary School for a further temporary period of five years. The proposal does not involve new built development or expansion of the school, but rather the continuation of an established use within the existing school site.

Whilst the site lies outside of a defined settlement boundary, the proposal relates to an existing educational facility and supports the continued delivery of a key community service within the village. The supporting information indicates that the mobile classroom is required to accommodate current and forecast pupil numbers, with the school operating a two-class structure that relies on both the permanent building and the temporary classroom.

National guidance set out in the Planning Practice Guidance (PPG) advises that it will rarely be justified to grant successive temporary permissions unless there is a clear rationale for doing so. In this case, the continued need for the classroom to support the functioning of the school provides justification for the retention of the building on a temporary basis, notwithstanding its temporary nature.

The principle of retaining the classroom for a further limited period must also be considered in the context of site-specific constraints, including its location within the Luckington Conservation Area and the Cotswolds National Landscape. These matters are assessed in detail in the sections below.

Conclusion

The proposal relates to the continued use of an existing educational facility and supports the ongoing provision of a valued community service. Notwithstanding the location of the site outside of a defined settlement boundary, and the general presumption against successive temporary permissions, it is considered that there is a clear operational need for the classroom which justifies its retention for a further temporary period. Accordingly, the proposal is considered to be acceptable in principle, subject to consideration of all other material planning matters.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires development to achieve a high standard of design by responding positively to local character, enhancing the built environment, and being appropriate in scale, form and appearance.

Section 12 of the National Planning Policy Framework (NPPF) emphasises the importance of good design, requiring development to be visually attractive, sympathetic to local character, and functionally effective.

The Wiltshire Design Guide further promotes development that responds sensitively to its context and contributes positively to the quality of the built environment.

Assessment

The application relates to the retention of an existing single-storey mobile classroom located within the grounds of Luckington Primary School. The structure is modest in scale and form, and is typical of educational mobile buildings in terms of its design and materials.

The school occupies a relatively constrained, wedge-shaped site bounded by surrounding roads, with built development in close proximity. The surrounding area is characterised by traditional residential properties reflective of the historic village context.

Whilst the appearance of the mobile classroom is functional in nature and does not reflect the traditional architectural character of the surrounding area, it is located within the established school setting, where such buildings are commonly found, and is read in the context of the broader educational use of the site.

Importantly, the proposal does not introduce any alterations to the scale, siting or appearance of the building, and therefore does not give rise to any additional visual impact beyond that which has already been assessed and accepted under previous permissions. There is no evidence to suggest that the continued presence of the building has resulted in demonstrable harm to the character or appearance of the area.

Conclusion

Notwithstanding its utilitarian appearance, the mobile classroom is of an appropriate scale and is reasonably well-related to the existing school setting. Given that no changes are proposed and the structure has been present on site for a number of years without giving rise to identified harm, it is considered that the continued retention of the building for a further temporary period would not result in any unacceptable impact on the character and appearance of the area.

The proposal is therefore considered to accord with Core Policy 57 of the Wiltshire Core Strategy and the design objectives of the NPPF.

Impact on Heritage Assets

Policy Context

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

Section 66 requires that special regard be given to the desirability of preserving listed buildings and their settings.

Section 72(1) of the Act requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Chapter 16 of the National Planning Policy Framework (NPPF) seeks to conserve and enhance the historic environment and requires that great weight be given to the conservation of designated heritage assets.

Core Policy 58 of the Wiltshire Core Strategy requires that heritage assets and their settings are conserved in a manner appropriate to their significance. Core Policy 57 also requires development to respond positively to the historic environment and its context.

Assessment

The application site lies within the Luckington Conservation Area and in proximity to Rose Cottage (Grade II listed), located approximately 37 metres to the east of the site. However, intervening built form, including Triangle Cottage, limits intervisibility between the mobile classroom and the listed building.

The mobile classroom is of a simple, utilitarian design which does not reflect the traditional architectural character of the surrounding historic environment. As previously identified, the structure is somewhat at odds with the prevailing character and appearance of the Conservation Area and therefore gives rise to a degree of harm to its significance. This harm is considered to be less than substantial.

In accordance with the NPPF, less than substantial harm must be weighed against the public benefits of the proposal. In this case, the building provides essential educational accommodation, supporting the continued operation of Luckington Primary School and enabling the school to meet current and projected pupil needs within the village.

Importantly, the proposal does not involve any alteration to the scale, siting or appearance of the building, and therefore does not give rise to any additional heritage impact beyond that previously assessed. There has been no material change in circumstances to indicate that the existing level of harm has increased or would now be considered unacceptable.

Furthermore, the limited and temporary nature of the development is a key consideration. The use of a condition to secure the removal of the building after a defined period ensures that any identified harm would not be permanent.

Conclusion

The proposal would result in less than substantial harm to the character and appearance of the Luckington Conservation Area, with no identified harm to the setting of nearby listed buildings. This harm is considered to be outweighed by the public benefits arising from the continued provision of essential educational facilities.

Subject to the imposition of a condition limiting the duration of the consent, the proposal is considered to preserve the character and appearance of the Conservation Area in the long term and to accord with the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and Core Policies 57 and 58 of the Wiltshire Core Strategy.

Amenity

Policy Context

Core Policy 57 (criterion vii) of the Wiltshire Core Strategy requires development to ensure that the amenities of existing and future occupants are not unacceptably adversely affected.

The National Planning Policy Framework (NPPF), particularly paragraph 135, requires that development provides a high standard of amenity for both existing and future users.

These policies guide the assessment of whether development would give rise to unacceptable impacts in terms of noise, disturbance, overlooking, overbearing impacts, or general loss of amenity.

Assessment

The proposal relates to the continued retention of an existing mobile classroom within the grounds of Luckington Primary School. The building is already established and in active use, and no changes to its scale, siting, or use are proposed.

The site is situated within a village context, with surrounding residential properties in relatively close proximity. However, the use of the site as a school is long established, and the mobile classroom forms part of that established use.

The application has been subject to public consultation, including site notice, press advert and neighbour notification letters. No representations have been received, and the Parish Council has raised no objections.

Given that the proposal does not introduce any intensification of use or physical changes to the development, and in the absence of any evidence to indicate that the existing classroom gives rise to unacceptable impacts in terms of noise, disturbance, overlooking or loss of privacy, it is considered that the continued retention of the building would not adversely affect the amenity of neighbouring occupiers.

Conclusion

The proposal would not result in any unacceptable impact on the residential amenity of neighbouring properties and is therefore considered to comply with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications. Proposals are expected to provide safe and suitable access for all users, avoid severe impacts on the highway network, and promote sustainable travel.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan and Parking Strategy.

Assessment

The Local Highway Authority has been consulted on this application and has confirmed that pupil numbers are expected to remain consistent with existing levels, and therefore vehicle movements associated with the school are also anticipated to remain unchanged. On this basis, no highway objection has been raised.

Given that the proposal does not involve any increase in capacity, intensification of use, or alterations to access or parking arrangements, it is not considered that the development would give rise to any adverse impact on the surrounding highway network.

Conclusion

The proposal would not result in any unacceptable impact in terms of highway safety or parking provision and is therefore considered to comply with the relevant provisions of the Wiltshire Core Strategy.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to protect, conserve and, where possible, enhance landscape character and quality, with particular regard given to designated landscapes such as National Landscapes.

The National Planning Policy Framework (NPPF) affords great weight to the conservation and enhancement of landscape and scenic beauty within National Landscapes. It requires that development is appropriately located and designed to avoid adverse impacts on landscape character and visual amenity.

The duty under Section 245 of the Levelling-up and Regeneration Act 2023 requires Local Planning Authorities to seek to further the statutory purposes of National Landscapes when exercising planning functions.

Assessment

The application site lies within the Cotswolds National Landscape. However, the mobile classroom is situated within the established confines of Luckington Primary School, which itself is located within the built form of the village and is surrounded by existing development and roads.

The building is modest in scale and is read in the context of the wider school site and surrounding village environment, rather than as an isolated or intrusive feature within the open countryside. As such, it does not give rise to wider landscape harm or adversely affect the scenic beauty of the National Landscape.

The proposal does not involve any alteration to the scale, siting or appearance of the building. Therefore, there would be no additional visual impact beyond that already established and previously accepted. There has been no material change in circumstances to suggest that the continued presence of the mobile classroom would now give rise to unacceptable landscape or visual effects.

Conclusion

Notwithstanding the location of the site within the Cotswolds National Landscape, the mobile classroom is well contained within the existing village and school context and does not result in harm to landscape character or visual amenity.

The continued retention of the building for a further temporary period is therefore considered to comply with Core Policy 51 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

PLANNING BALANCE AND CONCLUSION

The proposed development relates to the continued retention of an existing mobile classroom within the grounds of Luckington Primary School for a further temporary period of five years. The proposal does not involve any increase in scale, alteration to the building, or intensification of use, and therefore does not give rise to any additional impacts beyond those previously assessed.

The site lies within the Luckington Conservation Area and the Cotswolds National Landscape. As previously identified, the mobile classroom is of a utilitarian form which is not reflective of the traditional character of the surrounding area and gives rise to a degree of less than substantial harm to the significance of the Conservation Area. Great weight has been given to the conservation of landscape and scenic beauty in the Cotswolds National Landscape; however, the development is contained within the established village and school setting and does not give rise to wider landscape harm.

This identified harm must be weighed against the public benefits of the proposal. In this case, the continued provision of essential educational accommodation represents a clear and significant public benefit, enabling the school to meet current and forecast pupil numbers and to sustain its role as an important local community facility.

It is also a material consideration that the proposal does not introduce any additional visual, residential or highway impacts, and no objections have been raised by consultees or third parties. Furthermore, there has been no material change in circumstances since the previous permission was granted to indicate that the development would now be unacceptable.

The temporary nature of the development remains a key factor. The imposition of a condition requiring removal after a further limited period enables the Local Planning Authority to retain control over the long-term impact of the structure and ensures that the identified harm does not become permanent.

On balance, it is considered that the public benefits associated with the continued operation of the school outweigh the identified less than substantial harm. The proposal is therefore considered to accord with the relevant provisions of the Wiltshire Core Strategy, the NPPF, and the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION: That Planning Permission be GRANTED, subject to conditions

1. The mobile classroom hereby permitted shall cease and any associated plant, materials and equipment shall be removed on or before 31/05/2031; in accordance with a scheme of work submitted to and approved by the Local Planning Authority. REASON: To enable the Local Planning Authority to review the development in the light of the temporary nature of the building, materials and construction in the interests of protection the character, appearance and setting of the Luckington Conservation Area.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan received 19 March 2026

Elevations, Location Plan and Photographs 64/21 Rev O received on 19 March 2026

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