

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00459
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Land Adjacent 54 High Street, Royal Wootton Bassett, Swindon, SN4 7AQ
DEVELOPMENT DESCRIPTION:	Demolish existing concrete pre-fab garage and erect a concrete block garage.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing garage and replacement with a concrete block garage.

The proposed garage would be 8m deep, 3.7m wide, 2m to the eaves and 2.5m to the ridge. It would feature a roller shutter garage door on the northwest elevation, a white uPVC single door on the northeast elevation, with rendered walls painted white, and brown low pitch concrete roof tiles. The proposal also includes surfacing the area from the access to the rear of the garage with concrete pad to match the existing.

Following concerns raised by officers, one set of amended plans and additional information has been submitted with a reduced height, change in roof form to gabled and amendment of the red line boundary to include the dwellinghouse.

SITE DESCRIPTION/CONTEXT

The application site comprises a small parcel of land covered by existing hardstanding and occupied by an existing garage that is ancillary to the existing dwellinghouse known as 54 High Street within the defined settlement boundary of Royal Wootton Bassett. The application site is bordered by wooden fencing to the northeast and southeast, a brick wall to the southwest, and a stone wall and lower metal gate to the northwest fronting Borough Fields.

Borough Fields is an unclassified section of the public highway subject to a speed limit of 30mph with speed bumps installed.

The application site lies within the Royal Wootton Bassett Conservation Area and is close proximity to 52 and 52A, High Street, a Grade II Listed Building approximately 12.8m to the southeast.

The site also lies within the Town Centre Secondary Frontage identified in the North Wiltshire Local Plan 2011 and within the Town Centre area identified in the RWB Neighbourhood Plan.

Based on the latest national flood mapping data updated by the Environmental Agency in 2025, the site lies within Flood Zone 1 from fluvial flooding, and is identified to be at negligible risk of surface water flooding. According to the Council's Strategic Flood Risk Assessment in

2024, the site is identified to be at risk of groundwater flooding to surface and subsurface assets.

The site does not lie in any landscape or ecological designated areas.

PLANNING HISTORY

None relevant.

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

'Saved Policies' of the North Wiltshire Local Plan 2011:

None relevant.

Royal Wootton Bassett Neighbourhood Development Plan 2017 to 2026 ('made' April 2018)

- Policy 7: Design
- Policy 12: Road safety, traffic and transport

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Royal Wootton Bassett Town Council: No objection

WC Highways: No objection

REPRESENTATIONS

No comments were received.

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 Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The existing garage is of limited architectural merit and is in a substandard condition due to a lack of maintenance.

Whilst the proposed garage would be greater in width and depth than the existing structure, these are considered limited and its increased setback from the street would reduce its visual prominence and limit its impact on the overall character of the site.

The proposed garage would represent an improvement in terms of scale, form and materiality. The proposed scale would provide a functional and appropriately sized structure capable of accommodating modern vehicles whilst respecting the character and appearance of the area. Furthermore, the proposed material finishes would be in harmony with those of the existing dwelling, including roof materials that would closely match in appearance to the existing dwelling, rendered walls painted white, and white uPVC door. Whilst the submitted application form has stated the garage door would be of a roller shutter type, the submitted details have not provided specifications of the proposed finishes. It is therefore necessary and reasonable to impose a condition requiring the finishes to match those of the existing.

As such, the proposal is not considered to result in harm to the character or appearance of the site or the wider surrounding area.

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

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Given the single storey nature of the proposed garage which would replace an existing garage, it is not considered that there would be any adverse impacts to the neighbouring amenity with regards to overshadowing, overlooking and overbearing impacts.

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

Highways Impact

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 Policy 64 seeks 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 proposal seeks to replace the existing garage and does not include any alterations to the existing access and parking arrangements.

There are no designated parking spaces within the applicant's owned land, however the site is in a sustainable location with reasonable walking distance to public car parking spaces within the town centre. As such, the provision of car parking on-site is not strictly required.

The Highway Authority has reviewed the proposals and raises no objections, noting that the proposed garage would be set further into the site providing a slightly longer driveway and that it would be considered more functional in terms of dimensions to provide parking and an element of cycle storage.

The proposal would result in a new garage that would provide an option for the existing and future occupiers of the dwelling to use such as an off-street car parking space on-site.

The proposed development would not result in any adverse impact on highway safety. The proposed garage would be in accordance with Wiltshire's adopted standards, and there are no changes in the existing access arrangements.

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.

Heritage Impact

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. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The application site lies within the RWB Conservation Area and is in close proximity to the Grade II Listed Building to the southeast.

The existing garage lacks architectural merit and is not considered to contribute positively to the significance of the aforementioned heritage assets. However, the old stone boundary wall on the northeast boundary is considered characteristic of the conservation area which it sits within. Based on the submitted plans, this would be retained.

The site is approximately 12.8m from the listed building in the adjacent land to the southeast. There is an existing tall and mature tree partially providing a visual separation to the setting of the listed building. The existing garage is single storey in height, and the proposed, whilst approximately 0.2m taller, would still remain as single storey in height, with form and materials that would be in keeping with the existing dwelling. The public views of the listed building from Borough Fields would remain uninterrupted and preserved in this instance.

Whilst the submitted application form has stated the garage door would be of a roller shutter type, the submitted details have not provided specifications of the proposed finishes. Given its sensitive location within the Conservation Area and setting of a listed building, it is considered necessary and reasonable to impose a condition requiring the finishes to match those of the existing.

Having considered the above, the proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and the

setting of the listed building. It would not result in harm to the significance of any heritage assets.

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.

Other issues

N/A

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 is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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:

Site Location Plan; received 14 April 2026

Proposed Site Layout Plan; 008-101 Rev B; received 14 April 2026

Proposed Floor Plan and Elevations; 008-103 Rev B; received 14 April 2026

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

3. The roof tiles to be used in the construction of the external surfaces on the development hereby permitted shall be in accordance with the approved Forticrete Centurion Low Pitch Concrete Roof Tiles in Brown, as detailed in the information received on 14 April 2026, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the conservation area and the setting of the listed building.

4. The external finish of the pedestrian door and garage door of the development hereby permitted shall be finished in a light colour to match the existing garage and pedestrian doors, as shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the conservation area and the setting of the listed building.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: In the interests of highway safety.