

TOWN & COUNTRY PLANNING ACT 1990

PLANNING, DESIGN AND ACCESS STATEMENT

**APPLICATION FOR TECHNICAL DETAILS CONSENT
ERECTION OF UP TO 2NO. DWELLINGS**

LAND ADJ 18 PRESTON LANE, LYNEHAM, CHIPPENHAM, SN15 4AR

Prepared by

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Our Reference: TS.LPC.6033

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1.0 INTRODUCTION

- 1.1 This application is submitted on behalf of Tile Eco Homes Ltd and seeks Technical Details Consent (TDC) for the erection of 2no. dwellings on land adjacent to 18 Preston Lane, Lyneham.
- 1.2 The application is supported by this covering letter together with the application drawing pack and ecology/BNG information.
- 1.3 This application follows a Permission in Principle ('PiP') application for up to 2no. dwellings, granted on 28 February 2025 under application reference PL/2025/00470, which established the principle of development for residential dwellings in this location in spatial planning terms and the quantum (for a maximum of two dwellings). These matters of principle cannot therefore be revisited at this detailed planning stage.
- 1.4 An illustrative site layout supported the approved PiP and although this is not binding on any subsequent application for Technical Details Consent ('TDC'), the principles established have been carried forward into this detailed proposal.

2.0 SITE DESCRIPTION

- 2.1 The land previously associated with No.18 Preston Lane is clearly part of the area's built up limits and represents a classic form of 'infill' development. The area is predominantly residential in character, made up of a mixture of terraced and semi-detached housing. Some benefit from garages and many have frontage parking, together with on-street parking, which is prevalent across the estate.
- 2.2 The site is located within an established residential part of the settlement of Lyneham, where sustainable new development as proposed accords with the Wiltshire Core Strategy's settlement strategy (CP1, CP2 and CP19).
- 2.3 Lyneham is defined as a Large Village in the Wiltshire Core Strategy (WCS) and the application site falls within the defined settlement framework boundary.

- 2.4 There are no other designations or constraints on the site. As identified above, the approved PiP application has established the principle of additional houses on the site in this ‘within settlement boundary’ location and consequently, a description of the site’s strategic location and accessibility to services/public transport is not necessary.

3.0 PLANNING HISTORY

- 3.1 The pertinent planning history for the site is the Permission in Principle for the erection of up to 2no. dwellings, which was granted permission on 28 February 2025 under application reference PL/2025/00470.

- 3.2 It is worth noting that the approved PiP came with three informatives attached to the decision notice, including the following which is of particular relevance as it sets out the Council’s expectations of what this TDC application should contain:

2. In accordance with Paragraph: 045 Reference ID: 58-045-20180615 of the Permission in Principle Guidance – the Technical Details Consent (TDC) Key Development considerations that are expected are as follows:

- 1) Full plans and elevations of the proposed structure, to a recognised scale.*
- 2) A Design and Access Statement which addresses how any proposed development would:*

a. Respect the established pattern and character of surrounding development; and

b. Ensure that an acceptable level of residential amenity would be available to the occupants of the proposed dwellings in terms of amenity space, privacy, outlook and levels of natural light and existing surrounding dwellings in terms of amenity impacts; and

c. Include a materials specification, with sample photos/brochures.

- 3) A site plan (to a recognised scale) which displays the proposed access point(s) and demonstrates suitable levels of visibility, including but not reserved to:-*

a. Intervisibility can be provided from the site access, both for vehicles and

pedestrians;

b. The proposed parking layout; the number of parking spaces provided on site should be provided in accordance with the standards set out in the Wiltshire Council Parking Supplementary Planning Document (SPD).

4) The applicant will be required to provide details of cycle parking and electric vehicle charging infrastructure.

5) Details of new planting, landscaping and boundary treatment to be created, on a landscaping plan, to a recognised scale.

4.0 THE PROPOSAL

- 4.1 This detailed application seeks TDC for two dwellings consistent with the approved PiP, which allowed up to two dwellings on the site, with a layout that is generally consistent with the illustrative layout provided for that application.
- 4.2 The scheme proposes two dwellings, semi-detached, and would essentially 'complete' Preston Lane, providing continuity and enclosure to the street-scene along its north-eastern side.
- 4.3 A pair of identical (mirrored) semi-detached dwellings are proposed. Laid out over ground and first floor, the dwellings will provide a total of three bedrooms (one en-suite) together with family bathroom, study, utility and kitchen/dining/living space.
- 4.4 As per the proposed site plan, both properties will benefit from off-street parking for 2no. vehicles and bicycle storage to the rear within the garden. Materials of the proposed dwellings will match existing neighbouring properties including concrete roof tiles and UPVC double glazed window units. The existing tree located near the northern boundary of the site, at the end of the proposed gardens, will be retained and unimpacted. No tree removals are proposed as part of the scheme. Tree protection fencing with some additional temporary ground protection is proposed during construction.

5.0 PLANNING ASSESSMENT

- 5.1 As previously identified, the extant Permission in Principle has established the principle of development for housing on the site, in this location, in strategic planning terms, and for the quantum of development (i.e. up to two dwellings).
- 5.2 This application for TDC consent is consistent with the PiP on the basis that it proposes two dwellings within the same redline application boundary. Consequently, the settlement strategy and the sustainability of the site in accessibility terms are not discussed in this supporting letter.
- 5.3 The planning issues that are relevant to this application are as follows:
- Is the proposed design and layout of the scheme acceptable?
 - Does the proposal safeguard neighbouring residential amenity and would a satisfactory living environment be created for the proposed residents?
 - Is the scheme acceptable in parking and highway safety terms?
 - Has the proposal satisfactorily considered the site's ecological value?

These matters are addressed separately below.

Design & Layout

- 5.4 The site lies within an estate of similar, two storey dwellings and there is an existing dropped kerb crossing outside the site. Immediately neighbouring the site to the north west is a similar pair of semi-detached dwellings. The prevailing pattern of development comprises modest properties with some semi-detached pairs and many small terraces. Some benefit from garages and many have frontage parking.
- 5.5 It is considered that the design, layout and typology of housing proposed is fully in accordance with the pattern, character and appearance of the surrounding area and context. The proposed houses would have slightly larger footprints through rear projecting elements at ground floor compared to the existing surrounding dwellings which have not already been subject to alterations and extensions over time, but the differences would not be particularly discernible within the street-scene.

- 5.6 The proposed dwellings comprise an appearance that demonstrates a high quality consistent with local and national expectations.

Residential Amenity

- 5.7 The scheme has been designed to ensure there is no unacceptable loss of amenity to neighbouring properties by virtue of overlooking or loss of privacy; an overbearing or intrusive outlook; overshadowing; or loss of daylight/sunlight.
- 5.8 The distances from the proposed rear elevations to existing dwellings are well in excess of minimum requirements to ensure no unacceptable loss of privacy occurs, and the positioning of the pair of semis has been carefully considered to align with the existing properties located along Preston Lane either side of the site.
- 5.9 You will also note as per the proposed elevations that the first floor side elevation windows will be obscure glazed, again to completely remove any possible impact on neighbouring dwellings with regards to overlooking and privacy.
- 5.10 Overall, the proposal would not result in any demonstrable harm to neighbouring residential amenity, and as such, complies with policy at all levels. With respect to minimum space and garden size standards, the size of the dwellings would comply with the Nationally Described Space Standards in full and the garden sizes would comply with (and exceed) the minimum requirements. As such, the scheme would provide a good standard of external amenity for the future occupiers.

Parking & Highway Safety

- 5.11 The scheme makes provision for two off-street parking spaces per dwelling which complies with the Council's parking standards for the number of bedrooms proposed per dwelling.
- 5.12 The required visibility splay is achieved from the site given the speed limit along Preston Lane is 30mph and the section of the road which the site is located on is straight, includes speed/traffic calming measures, allowing ample visibility in both directions.

- 5.13 Dedicated cycle parking is provided to the rear of the properties, and EV charging for vehicles will be provided for each dwelling.
- 5.14 Therefore, the proposal is acceptable in parking and highway safety terms.

Ecology & BNG

- 5.15 In accordance with the information supporting this application provided by Ellendale Environmental, the site currently comprises poor condition modified grassland, which has been mown and managed, and has a low sward height. The site is relatively species-poor.
- 5.16 To the rear of the site there is a fence with climbing plants and overhanging vegetation from the neighbouring property.
- 5.17 The Statutory Biodiversity Metric calculation tool indicates that the development will result in a net gain of **35.97%** for non-linear habitats, thus complying with local and national planning policies for biodiversity net gain. There are no non- linear habitats within the site and none will be included within the development of the site.
- 5.18 We note that the Government have recently just published that Defra will bring forward secondary legislation before summer recess 2026 with the intention of changes coming into force before 31 July 2026 (subject to parliamentary scheduling). These regulations will introduce the new 0.2ha area based exemption on BNG.
- 5.19 Therefore, whilst this application is supported by compliant BNG information, we respectfully request the Council adopt a reasonable and rational stance to the determination of this application, allowing sufficient time prior to a decision being issued to allow the secondary legislation to be published and therefore not subjecting this application (which would benefit from the imminently emerging BNG exemption due to site area) to statutory BNG requirements.

6.0 CONCLUSION

- 6.1 The Permission in Principle has established the principle of developing up to two houses on this application site.

- 6.2 It has been demonstrated that the proposed layout and architectural appearance of the scheme is acceptable in design terms, and would preserve existing neighbouring residential amenity while providing future residents with a high quality living environment and outlook.
- 6.3 Policy compliant parking is provided and adequate visibility at the site access off Preston Lane can be achieved in both directions.
- 6.4 The scheme accords with planning policy and as such, TDC should be granted.

Yours faithfully,

Tom Sadler MRTPI

Director

LPC (Trull) Ltd