



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

**Outline planning for a proposed erection of a new
build 3-bedroom dwelling at 20 Station Road,
BA13 3JH.**

Written and prepared by Planning By Design on Behalf of David Medley

Version	Date	Prepared by
1	17/04/2026	KE

Introduction

Planning By Design (the agent) has been instructed to act on behalf of Dave Medley (the applicant) to submit an outline planning application to Wiltshire Council (the Local Planning Authority) for the proposed erection of a new build 3-bedroom dwelling (the proposal) at 20 Station Road, BA13 3JH (the site).

In support of this application, the following Planning Statement has been prepared to demonstrate the suitability of the site for this proposal and to evaluate its compliance with national and local planning policy, as well as supplementary design guidance.

Site Context

The site, at 20 Station Road, comprises a residential plot that fronts Station Road and extends to Wessex Walk at the rear, giving it a dual-aspect relationship within the built-up area of Westbury, a designated Market Town as per the Wiltshire Core Strategy. While the host dwelling is accessed from Station Road, any new dwelling on the subdivided plot would be served exclusively from Wessex Walk, which can provide a suitable and independent point of access without altering the established Station Road frontage.

The land proposed for development forms part of the rear garden of the existing property and currently accommodates an outbuilding in the approximate location of the new dwelling. The area is visually contained, enclosed by established boundaries, and sits comfortably within the pattern of surrounding residential plots. Its position within the settlement boundary, combined with the absence of environmental constraints and the ability to provide direct and convenient access from Wessex Walk, indicates that the site is capable of supporting a modest form of residential backland/ infill development.



Fig.1 – Site Location and Block Plans

Planning History

There have been no planning applications at the site.

Proposed Development

Outline planning permission is sought for the erection of a modest 3-bedroom dwelling within the rear portion of the plot at 20 Station Road, replacing an existing outbuilding. The proposed dwelling would be detached with 3-storeys, with independent access taken from Wessex Walk. The indicative 3D views illustrate that the dwelling will also incorporate an integrated carport and roof-mounted solar panels, demonstrating how the development could be designed to provide on-plot parking and support sustainable energy use. There is also additional available parking capacity within spaces on Wessex Walk, with further parking available in the surrounding area, including Station Road.

The submitted floorplans further show a well-proportioned internal layout (GIA 135.7), including an open-plan kitchen/dining/living space of approximately 25m² at ground floor level, three bedrooms arranged across the upper floors (with Bedrooms 2 and 3 each approximately 13.5m², and a master bedroom of approximately 25.6m² + en-suite), along with a utility/cloakroom, Jack-and-Jill bathroom and additional storage areas, including the carport. As such, the dwelling can comfortably meet national and local space expectations and provide a high standard of residential amenity, with bi-fold doors also providing excellent natural light and ventilation. The proposed arrangement also demonstrates that the site can comfortably accommodate a new single dwelling, together with reasonably sized private rear gardens for both the existing and proposed properties, ensuring appropriate levels of amenity for future occupants.

The specific design of the dwelling, such as external materials and finishings, bin storage, landscaping and the detailed integration of renewable energy features would be addressed at the reserved matters stage.

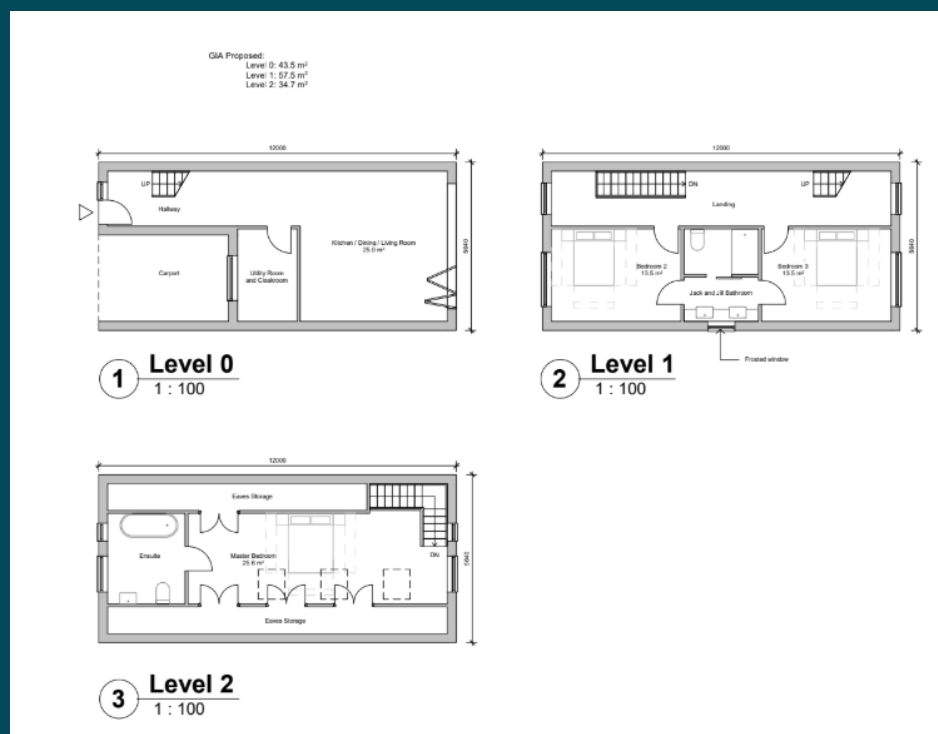


Fig.2 - Proposed Plans

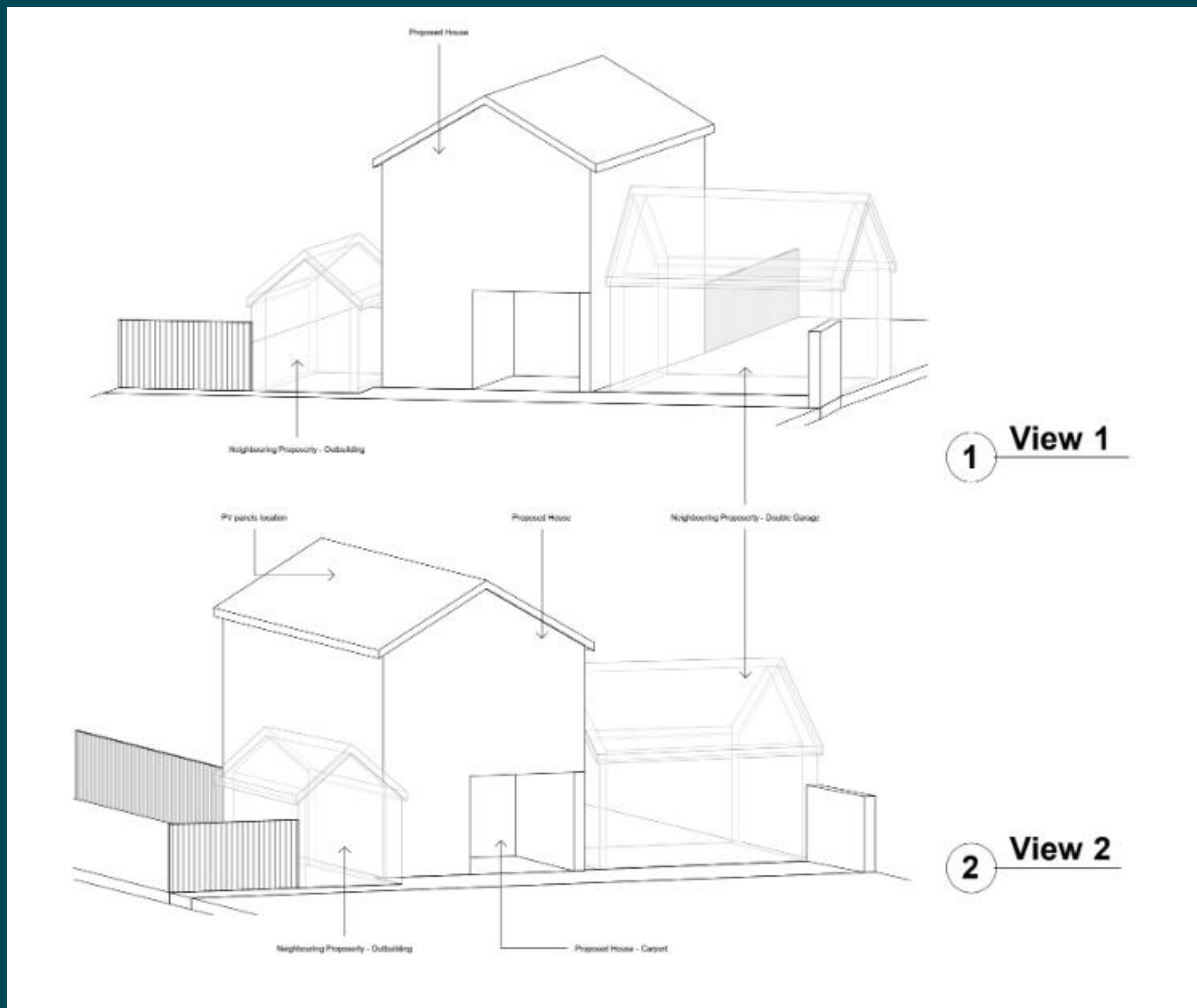


Fig. 3 – Proposed 3D Views

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework (2024)
- National Planning Practice Guidance
- Wiltshire Core Strategy (Adopted 2015)
- Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015),

Specific Sections and Policies:

National Planning Policy Framework 2024 (NPPF)

- Section 2: Achieving sustainable development,
- Section 5: Delivering a sufficient supply of homes,
- Section 11: Making effective use of land,
- Section 12: Achieving well-designed and beautiful places.
- Chapter 15: Conserving and enhancing the natural environment

Wiltshire Core Strategy 2015

- CP1: Settlement Strategy
- CP2: Delivery Strategy Core
- CP32: Spatial Strategy: Westbury Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP45: Meeting Wiltshire's Housing Needs
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP52: Green Infrastructure
- CP57: Ensuring High-Quality Design and Place Shaping
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP62: Development Impacts on the Transport Network
- CP64: Demand Management

Supplementary Planning Guidance

- Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015),
- DCLG, Technical housing standards – nationally described space standard, published March 2015 and revised in May 2016

Assessment

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the NPPF and Council to demonstrate why the proposal should be considered acceptable in principle and in strict accordance with the Council's development criteria.

Principle of Development

This submission for 20 Station Road, Westbury, BA13 3JH, seeks outline planning permission for the erection of a modest, detached 3-bedroom dwelling within the rear portion of the plot, replacing an existing outbuilding. The site lies within the defined settlement boundary of Westbury and forms part of an established residential area with convenient access from Wessex Walk. Westbury is designated as a Market Town under Core Policy 1 of the Wiltshire Core Strategy, where residential development within the built-up area is supported in principle, subject to compliance with relevant spatial, design and environmental policies. The site is well related to surrounding development and represents an appropriate opportunity for a small-scale residential addition, consistent with Core Policy 2 and the spatial strategy for the Westbury Community Area (CP32).

Under Section 2 of the NPPF, the presumption in favour of sustainable development applies where local planning authorities cannot demonstrate a five-year housing land supply. Wiltshire Council's latest position statement (June 2025) confirms a supply of 2.42 years,

thereby engaging paragraph 11(d) of the NPPF. The proposed dwelling represents a sustainable and proportionate contribution to local housing need, consistent with Core Policy 45 (Meeting Wiltshire's Housing Needs) and Section 5 of the NPPF (Delivering a sufficient supply of homes). The proposal makes efficient use of previously developed residential land in accordance with the objectives of Section 11 of the NPPF. The scheme would introduce a modest and sustainable detached dwelling that complements the existing pattern of development in a built-up area, and supports a balanced local housing mix. The site comprises surplus, visually contained garden land that is capable of accommodating a modest dwelling without adverse impact on local character. The submitted block plans indicate that the plot is capable of accommodating a single dwelling while still retaining ample outdoor space for both the host property and the new unit. The proposed floorplan layout allows for a good level of residential amenity for future occupiers, and the development is not expected to disrupt amenity to neighbouring occupiers. The scheme will also incorporate a carport and roof-mounted PV panels, illustrating that parking and renewable energy generation will be integrated on site. There is also adequate additional capacity within the parking spaces on Wessex Walk, supplemented by available on-street parking on Station Road. A parking survey could be undertaken if required, though current conditions indicate it is unnecessary.

Furthermore, the site benefits from independent access from Wessex Walk and is within walking distance of local services, public transport links and community facilities in Westbury. The proposal therefore supports sustainable travel objectives under NPPF Section 9, Core Policies 60, 61, 62 and 64, and can meet parking requirements in accordance with the Wiltshire Local Transport Plan Car Parking Strategy (2015).

The finer elements of the proposal, including finishing, materials, landscaping, bin storage and the detailed approach to renewable technologies, will be secured at the reserved matters stage. The proposal is anticipated to align with NPPF Section 12, Core Policy 57 (Ensuring High-Quality Design and Place Shaping).

Overall, the proposed development represents a sustainable, policy-compliant residential opportunity within the built-up area of Westbury. It will contribute positively to local housing supply, respect the character and form of the surrounding area, and benefit from the presumption in favour of sustainable development in light of Wiltshire Council's current housing land supply shortfall.

Design

The proposed dwelling is expected to ensure a high standard of design quality while responding sensitively to the site's position within an established residential area of Westbury. The proposed modest, detached 3-bedroom property will be positioned within a clearly defined and visually contained part of the rear garden of no.20, replacing an existing old outbuilding. The dwelling would be accessed independently from Wessex Walk, allowing the established Station Road frontage to remain unchanged.

The scale and massing of the proposed dwelling would be proportionate to the plot and consistent with the surrounding built form, ensuring the development integrates comfortably with nearby properties and avoids any perception of overdevelopment. At this outline stage,

the detailed design, roofing, materials and landscaping are reserved matters; however, these are anticipated to be developed to reflect the local vernacular, drawing on the proportions, materials and detailing characteristic of the surrounding residential context. This approach will ensure the new dwelling sits sympathetically within its setting and contributes positively to the overall appearance of the area.

The layout demonstrates that the site can comfortably accommodate the dwelling with a reasonably sized interior, private gardens for both the existing and proposed properties, appropriate separation distances, and space for parking. Taken together, the proposal demonstrates a design-led and context-responsive approach that integrates successfully with its surroundings and delivers a high-quality residential environment. The proposal will thus accord with Core Policy 57 of the Wiltshire Core Strategy and Section 12 of the National Planning Policy Framework (2024)

Impact on Neighbouring Amenity and Living Conditions

The proposed development has been arranged to ensure that it does not give rise to any adverse impact on the residential amenity of neighbouring occupiers. The orientation and positioning of the proposed dwelling have been informed by the need to preserve privacy and outlook for both existing and future residents.

The arrangement of windows will ensure that no unacceptable overlooking occurs, with principal windows focused on the front and rear elevations, and frosted glass serving a single side window to protect privacy. This approach will maintain a respectful relationship with neighbouring gardens and habitable rooms. The proposal also ensures that the new dwelling would not result in harmful overshadowing or loss of light to adjacent properties, owing to its modest scale, contained siting, and adequate spacing between surrounding plots. The development would replace an existing outbuilding, meaning the introduction of built form in this location is not expected to materially alter the existing character or amenity relationships. The scheme also makes efficient use of the plot and will not result in overdevelopment.

The proposed dwelling has been designed to provide a good standard of internal and external living accommodation. The floor plans show a total GIA of around 135.7m², with well-proportioned rooms that meet the Nationally Described Space Standards, including three comfortably sized bedrooms and a generous main living space. As discussed, the plot can accommodate the new dwelling while retaining suitably sized private gardens for both the existing and proposed properties, ensuring good levels of light, outlook and amenity.

The scheme achieves an appropriate relationship with neighbouring properties and complies with the relevant design and amenity policies, including Core Policy 57 of the Wiltshire Core Strategy and Paragraph 135, Section 12 of the NPPF. Its siting, scale and form ensure there are no unacceptable impacts on outlook, privacy or general amenity, and the proposal can provide good living standards.

Highway Matters

The proposed development benefits from a sustainable and accessible location within the built-up area of Westbury, a designated Market Town under the Wiltshire Core Strategy. The new dwelling will be accessed directly from Wessex Walk, a quiet residential lane serving a small number of properties, and is well connected to the wider local road network, pedestrian routes and nearby services. The surrounding area provides convenient access to shops, schools, public transport and community facilities, supporting sustainable travel choices.

The development is also modest in scale and is not expected to generate significant traffic or place undue pressure on the local highway network. Access arrangements are anticipated to allow vehicles to enter and leave the site safely, and the proposal would not require any alterations to the existing public highway. The proposal includes dedicated on-plot parking provided beneath a carport. There is also sufficient capacity within the existing parking spaces on Wessex Walk to accommodate the additional vehicles associated with the proposal. Further on-street parking is also available along Station Road, providing additional flexibility if required. A parking survey could be commissioned should the authority consider it necessary; however, based on current conditions and observed availability, we do not consider such a survey to be required.

The scheme complies with Section 9 of the NPPF, Core Policies 60 (Sustainable Transport), 61 (Transport and Development), 62 (Development Impacts on the Transport Network) and 64 (Demand Management) of the Wiltshire Core Strategy. Parking provision would accord with the Wiltshire Local Transport Plan 2011–2026: Car Parking Strategy (March 2015).

Ecology and Biodiversity Matters

The ecological appraisal and preliminary roost assessment undertaken by Arbtech Consulting Ltd on 23 March 2026 confirm that the site at 20 Station Road is of low ecological value and presents no significant constraints to the proposed development. The plot comprises a small residential garden containing several outbuildings, gravelled and artificial surfaces, and small areas of managed vegetation, all of which were assessed as being of negligible or poor ecological quality. The outbuilding to be demolished (B4) was inspected and found to have no evidence of bats, with only two minor, sub-optimal features present; overall, the structure was assessed as having negligible roosting potential. No trees with bat roost features are present, and the wider site offers no meaningful foraging habitat due to its urban context and high light levels. As such, no further bat surveys are required, although standard precautionary measures apply should a bat be unexpectedly encountered during works.

The survey also found no evidence of nesting birds within the buildings, though B4 and some garden shrubs may occasionally provide shelter for common species. Vegetation clearance or demolition should therefore avoid the nesting season or be preceded by an ecologist's check. Amphibian interest on the site is minimal: the small ornamental pond within the garden was assessed as having poor suitability for great crested newts, and a Natural England rapid risk assessment returned a 'Green – offence highly unlikely' outcome. Precautionary working methods for common amphibians are recommended during construction, including careful dismantling of debris piles and standard pollution prevention measures. Reptiles are

considered absent due to the lack of suitable habitat, and no invasive non-native species were recorded.

The proposed development will result in the loss of a small area of artificial grass and a small parcel of poor-quality garden vegetation. Arbtech confirm that the scale of habitat loss is below the threshold requiring statutory Biodiversity Net Gain, and the site qualifies for a de-minimus exemption. Nonetheless, the development provides opportunities for proportionate ecological enhancement, such as native planting, small-scale habitat features, integrated bird or bat boxes, hedgehog-friendly fencing gaps and sensitive lighting design. The precise form and delivery of these measures can be confirmed at the reserved matters stage, ensuring that the final scheme secures a modest uplift in ecological value and aligns with Core Policy 50 and the principles of the National Planning Policy Framework.

Other Matters

Drainage/ Flood Risk

Policy CP67 of the WCS requires that all new development include measures to reduce the rate of rainwater runoff and improve rainwater infiltration into the soil and ground (sustainable urban drainage). Details of this, as well as a comprehensive drainage strategy, can be secured within the reserved matters phase.

Carbon Net Zero and Renewables

In relation to carbon reduction and the transition towards net zero, it is understood that the proposed dwelling will be required to meet all relevant national and local energy efficiency standards, including the Domestic Minimum Energy Efficiency Standard (MEES) Regulations and the performance requirements applicable to new C3 dwellings.

The submitted 3D views indicate that the dwelling is expected to incorporate roof-mounted photovoltaic (PV) panels, with the potential for additional sustainability measures such as air-source heat pumps, electric vehicle charging provision, water butts, low-water-use appliances and other sustainable construction features. The precise specification and integration of these technologies can be considered and confirmed at the reserved matters stage, ensuring that the final design responds appropriately to the council's objectives for low-carbon development. The applicant welcomes any conditions or guidance the local planning authority considers appropriate to secure these outcomes.

Planning Balance

The proposed development is expected to contribute positively to the three pillars of sustainable development as defined in Section 2 of the National Planning Policy Framework (2024).

Economically, it will support local construction activity and contribute to housing delivery within a designated Market Town, where growth is directed in principle. The introduction of a new dwelling also provides ongoing economic benefits by increasing local spending and

supporting nearby shops, services and community facilities, thereby contributing to the vitality and resilience of the wider area.

Socially, the proposal delivers a modest, policy-compliant addition to the local housing stock in a sustainable and accessible location with good access to services, public transport and community infrastructure. The layout demonstrates that the dwelling can provide good internal and external living conditions for future occupiers while safeguarding the amenity of neighbouring residents.

Environmentally, the development is contained entirely within the built-up area of Westbury and replaces an existing outbuilding. The proposal makes efficient use of previously developed residential land, will integrate sensitively with its surroundings, and can incorporate appropriate design measures at the reserved matters stage to ensure it respects local character and delivers proportionate sustainability enhancements.

Taken together, the development represents a sustainable and well-located form of infill that avoids adverse impacts on neighbouring amenity, maximises the efficient use of land in accordance with Section 11 of the NPPF, and accords with the presumption in favour of sustainable development under paragraph 11(d). There are no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Planning permission should therefore be granted.

Conclusion

The proposal presents an appropriate use and sustainable scheme that will not lead to any adverse impact on the nearby environment. The proposal is in line with local and national planning policy and guidance. The proposal will deliver significant social and economic benefits to the applicants and the local community, while not resulting in any detrimental harm to the surrounding area, neighbouring occupiers or local existing uses.

We kindly request that the Council support this application. Should the Council have any further questions in relation to this proposal, do not hesitate to contact Planning by Design.