

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02348
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Bewley Lane, Lacock, Chippenham, SN15 2PH
DEVELOPMENT DESCRIPTION:	Proposed parking
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the creation of a new parking area. The proposal will accommodate 2No cars and be finished in resin bonded gravel with cedar clad retaining wall.

SITE DESCRIPTION/CONTEXT

The site is located on Bewley Lane, outside of the settlement of Lacock, directly opposite the 'Bell Inn'. The house currently has limited provision for parking. To the east a similar access serves 1 Bewley Crescent and the new build to the rear.

Plans indicate a new tarmac area of 5m depth leading to a bound gravel parking area that can accommodate parking for 2 cars.

The application site lies outside of any Conservation Area however the Bowden Hill Conservation Area lies approximately 130m to the east and Right of Way LACO24 and LACO25 lie approximately 200m to the east. The Grade II listed Wharf Cottage lies approximately 80m to the south-east.

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

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

Lacock Parish Council: No objection

Wiltshire Council 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.

Principle of Development

In most householder applications, the principle of development is not a matter for detailed assessment, as the residential use of the site is already established and the proposal typically involves minor works within the curtilage of a lawful dwelling.

As such, the principle of development is considered acceptable, subject to the detailed assessment of design, amenity, and other material considerations set out below.

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 proposal will result in a new opening onto Bewley Lane however it is noted that the adjacent dwelling has a similar arrangement albeit slightly wider and it is not considered therefore that this would be out of keeping in the locality. Due to the location and topography of the wider site effectively encircling the parking spaces it is not considered that any views of parked cars would be visually intrusive given the surrounding development.

The elevation drawings indicate retaining walls in place to be clad in cedar, with the structure being steel reinforced concrete block. The proposed parking area is to be finished in bound gravel. The scale and design of the proposed access is considered proportionate and acceptable in design terms and complies with Core Policy 57 of the WCS Development Plan in this regard.

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 development will provide off road parking for 2 No cars however due to the positioning of the spaces to the front it is not considered that the development would create unacceptable levels of noise or disturbance to local residents. The proposal is therefore considered to comply with CP57 in this regard in that the development would not have a harmful impact on amenities of local residents.

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.

No objection has been received from the WC Highways Engineer. It is also noted that the proposal would deliver 2 No parking spaces which would satisfy the relevant parking requirements.

The proposed development would not result in any adverse impact on highway safety in light of the expert technical advice. Whilst no turning would be available within the site similar arrangements existing the locality and so the potential for vehicles to be manoeuvring on the highway is a condition that drivers will be aware of. The surface would be bound gravel, which if resin bonded will not cause any chippings to go onto the road. Even if that is not the case a 5m deep tarmac envelope is proposed which ought to avoid stones on the highway.

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 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 property is located approximately 135m outside of the Bowden Hill Conservation area and given its low-key domestic appearance, it is not considered that views into or out of the Conservation Area will be affected.

The proposal is therefore considered to have a neutral impact on the Bowden Hill Conservation Area and therefore accord with the above policies. The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. 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 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of 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 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.

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:
Drg No 4468-10-A Plans- Location Plan, Existing and Proposed Site Plans and Sections
(Received by LPA 10th April 2026)

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.