

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

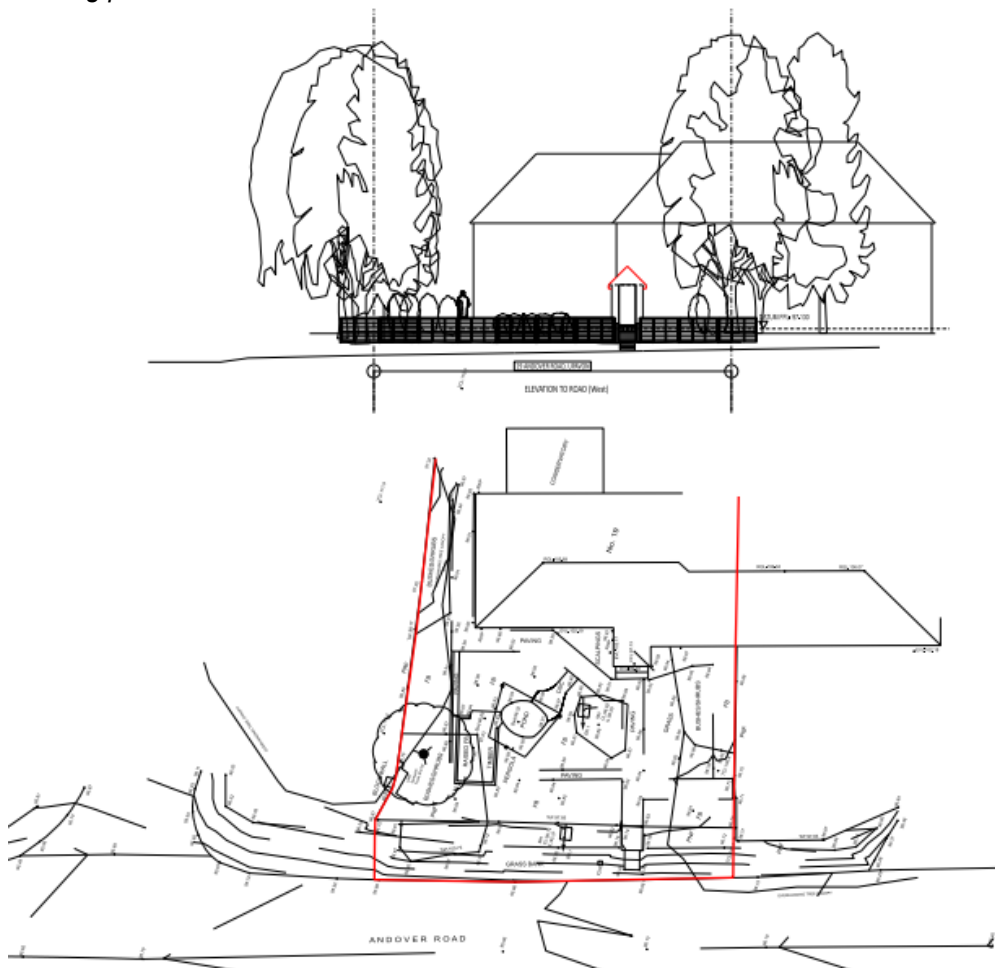
APPLICATION REFERENCE:	PL/2026/01849
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19 Andover Road, Upavon, Pewsey, SN9 6AB
DEVELOPMENT DESCRIPTION:	Formation of new vehicle access from Andover Road to residential property. Creation of off highway parking for up to 3No. cars
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a new vehicle access to the dwelling from the A342 Andover Road and landscaping to create off road parking for up to three vehicles.

A revised proposed site plan was received 07.05.2026 in response to comments from the Highways Officer. A further plan was received 05.06.2026 removing some of the hatching for clarity.

Existing plan and elevation

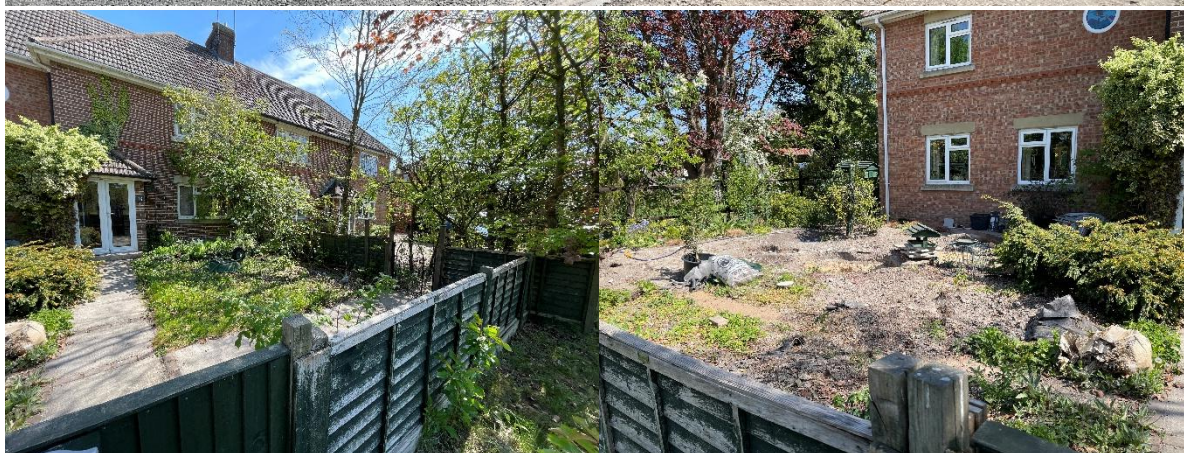


The architectural drawings include a perspective elevation and a site plan. The elevation, titled "ELEVATION TO ROAD (West)", shows a two-story building with a gabled roof, flanked by trees. A small entrance with a red roof is highlighted. The site plan below shows the building footprint, parking spaces, and surrounding landscape. Key features labeled on the site plan include:

- EV Charging area (Cable run externally from Collection unit at site)
- Parking for 3 cars (include turning head)
- Site covered (15) garden
- Workshop (covered) (new door to open (100% glass))
- Greenhouse (20m x 10m, full width of driveway)

The site plan also shows the building's orientation relative to "ANDOVER ROAD" and includes various annotations for landscaping and structural elements.

The application site relates to 19 Andover Road, located on the A342 190m south east of the settlement boundary of the large village of Upavon, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 18 (Spatial Strategy for the Pewsey Community Area).

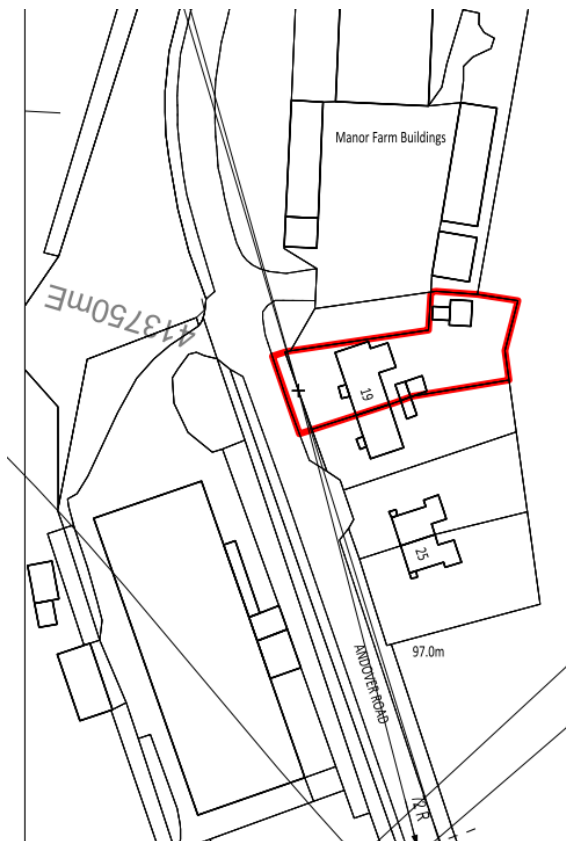


19 Andover Road is a semi-detached two storey dwelling, with facing brick and a pantile roof. There are farm buildings to the north and west of the site and open countryside to the east. The attached neighbour, 21 Andover Road has a vehicle access and parking formed from planning consent K/37840.

The existing front garden is a mix of paving, grass/shrubs and earth. The front (west) boundary currently has a grass verge with a timber panel fence and pedestrian access via a gate.

The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA). The site is within Flood Zone 1.

Location Plan



PLANNING HISTORY

Proposal / Summary
K/41557 - Full planning permission Decision - Approve with Conditions Date: 8/8/2001 – The erection of a two storey extension, utility room and porch and formation of a parking bay
K/46498 - Full planning permission Decision - Approve with Conditions Date: 2/12/2003 – Erection of a conservatory
K/35666 - Full planning permission Decision - Approve with Conditions Date: 20/5/1998 – The erection of a two storey extension and formation of a parking bay.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 33: Spatial Strategy for the Wilton Community Area
- Core Policy 18: Spatial Strategy for the Pewsey Community Area
- Core Policy 50: Biodiversity and Geodiversity

- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 69 Protection of the River Avon SAC

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

Upavon Parish Council: No comments received

Highways Officer: Comments received as follows:

The location is one which would lend itself to a proposal which removes on carriageway parking. I am broadly accepting of the proposed layout as it provides adequate space for the vehicles and turning which is imperative at this location and on this classification of road.

However, I do require some more details and this should be easily achieved with the submission of a revised drawing showing:

- 1. At least 1 EV charging point.*
- 2. Tracking to demonstrate that each vehicle can enter and leave in forward gear.*
- 3. a consolidated surface to the access for the first 5m with a dedicated method to drain water way from the highway (ACO drain) .*
- 4. The visibility splay marked clearly on a drawing with a not confirming that the splay will be kept clear of obstruction at and above 900mm.*

I look forward to receiving a revised drawing

Comments following receipt of revised drawing:

I am content that the revised information meets my previous comments and as such I am happy to offer no highway objection subject to the parking and visibility splays being provided as per the approved drawings.

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 proposal seeks planning permission for a new vehicle access from A342 Andover Road and landscaping to create off road parking for three vehicles.

The proposals include for a new vehicle access in the centre of the western boundary, with a gradient to suit the level of the front garden, above the road level. A new western boundary fence is proposed to be 1.2m high, larch-lap fencing panels with hedge planting in front of it. Alternations are proposed to the front garden to include a gravel parking area and new planting. An EV charging unit is proposed on the side of the existing porch.

Materials for the driveway are proposed to be a 5m tarmac vehicle apron, pre-cast concrete kerb edgings and south cerney 10-20mm stone chippings to the parking area.

The proposed formation of a new vehicle access is considered acceptable in terms of its design and impact on the character of the area. It would not result in an unduly prominent or incongruous feature and the proposed materials for the boundary fences and new hedge plating are appropriate and would preserve the overall character of the 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.

Given the nature of the proposals, as a vehicle access and works to the front garden landscaping, it is considered that the proposed development would not materially impact upon the occupiers of the neighbouring property as a consequence of overbearing impact, overshadowing or loss of privacy and accords with Core Policy 57 of the adopted WCS.

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 to create off-road parking would remove on carriageway parking. The Highways Officer has confirmed that the proposals provide adequate space for turning within the site which is required as the site adjoins an A road.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The proposal relates to a new vehicle access and works to the front garden with no trees or roof voids affected. The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policies 50 and 69 of the Wiltshire Core Strategy and 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 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 and documents:
HLCARU-PWA-ZZ-00-DR-A-0001 Rev S3-1 Existing Location & Site, received 18.03.2026
HLCARU-PWA-ZZ-00-DR-A-1001 Rev S3-4 Proposals Site Layout, received 05.06.2026

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

3. No part of the development hereby permitted shall be brought into use until the access, visibility splay, turning area & parking spaces have been completed in accordance with the details shown on the approved plans. The visibility splays shall be kept free of obstruction above a height of 0.9m at all times. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

4. The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

5. Notwithstanding the submitted details, the proposed development shall not be first brought into use until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

INFORMATIVE(S) TO APPLICANT(S):

1. The application involves the creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.