

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

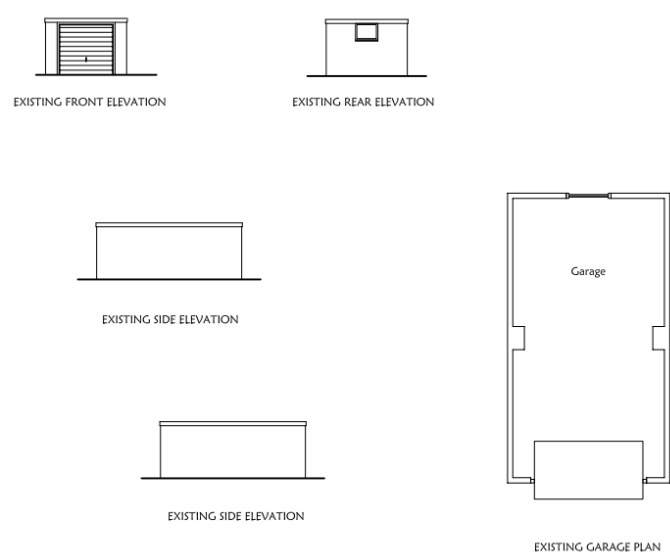
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02500
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Longcross Cottage, 12 Longcross, Zeals, Warminster, BA12 6LJ
DEVELOPMENT DESCRIPTION:	Install timber cladding to existing garage and reconfigure flat roof to pitched with plain tiles and install solar PV panels. Create log store to side of garage
RECOMMENDATION:	That Planning Permission be GRANTED

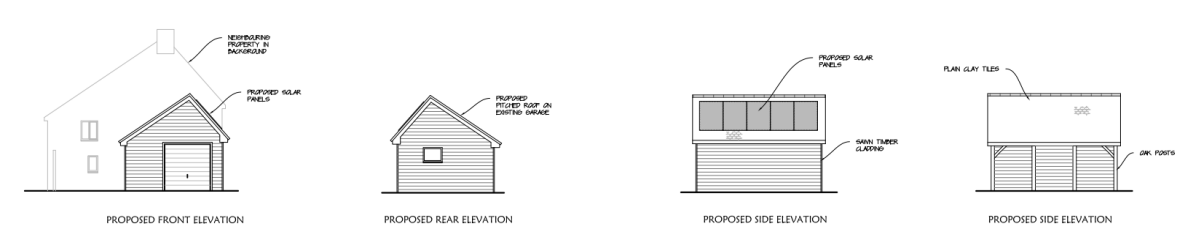
PROPOSAL

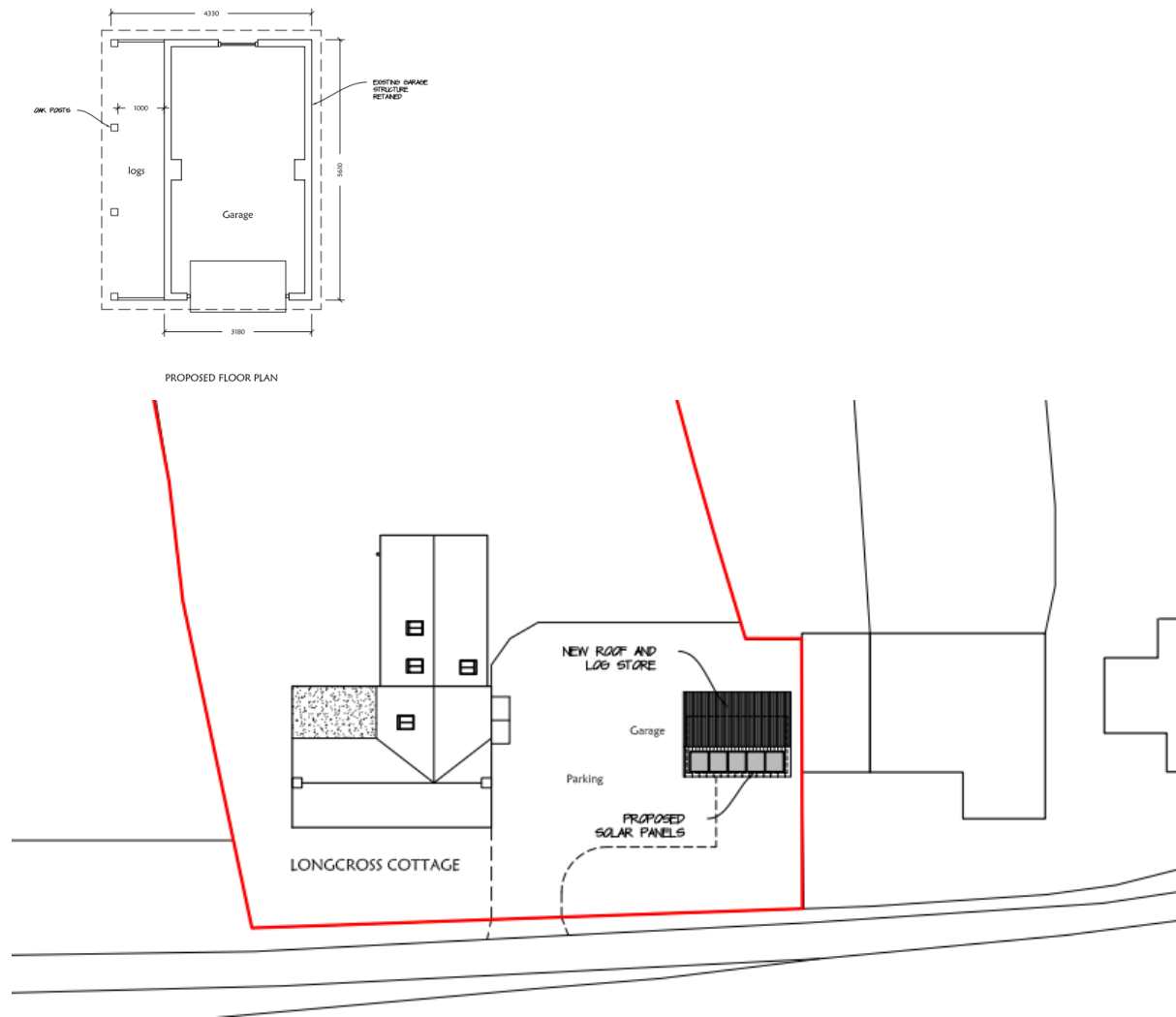
The proposal seeks planning permission for alterations to an existing detached garage. The proposals include to replace the existing flat roof with a pitched roof with plain clay tiles and solar panels on the south elevation and a lean-to log store on the north side of the garage. It is proposed to clad the existing render finished garage with horizontal timber cladding.

Existing plans and elevations



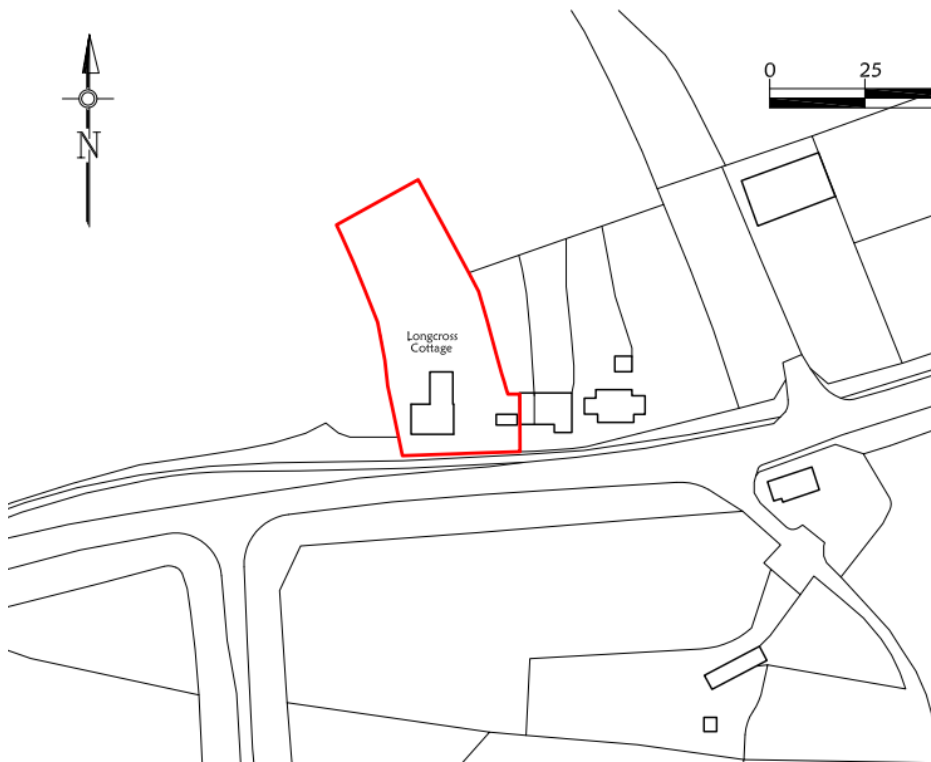
Proposed plans and elevations





SITE DESCRIPTION/CONTEXT

The application site relates to an extended, two storey detached dwelling located in the countryside, approx. 500m northeast of the small village of Zeals, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 17 (Spatial Strategy for the Mere Community Area). The site is boarded by the highway to the south, residential dwellings to the east and open countryside to the west and north.



The dwelling is sited towards the south west of the plot, with a driveway, offroad parking to the south east and a private garden extending to the north. The garage that is the subject of this application is sited on the east boundary, close to neighbouring property, 11 Longcross. The existing garage is single storey with a flat roof, set back from the road.

The application site is within the Cranborne Chase & West Wiltshire Downs National Landscapes and within Flood Zone 1.





PLANNING HISTORY

Proposal / Summary
PL/2021/04792 - Householder planning permission Decision - Approve with Conditions Date: 9/7/2021 – Two storey rear extension and internal alterations.
S/1997/1690 - Full planning permission Decision - Approved Date: 22/12/1997 – CONSTRUCTION OF A VEHICLE ACCESS OVER KERBED FOOTWAY

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 17: Spatial Strategy for the Mere 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 67: Flood Risk

Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act)

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

Zeals Parish Council: No comments received

Highways Officer: No objection

I refer to the above planning application to install timber cladding to the existing garage and to reconfigure the flat roof to a pitched roof with plain tiles and to install solar PV panels. Create a log store to the side of the garage.

The proposal will leave adequate space within the site for parking and turning and it is therefore considered that the proposal is not detrimental to highway safety and I raise no highway objection.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

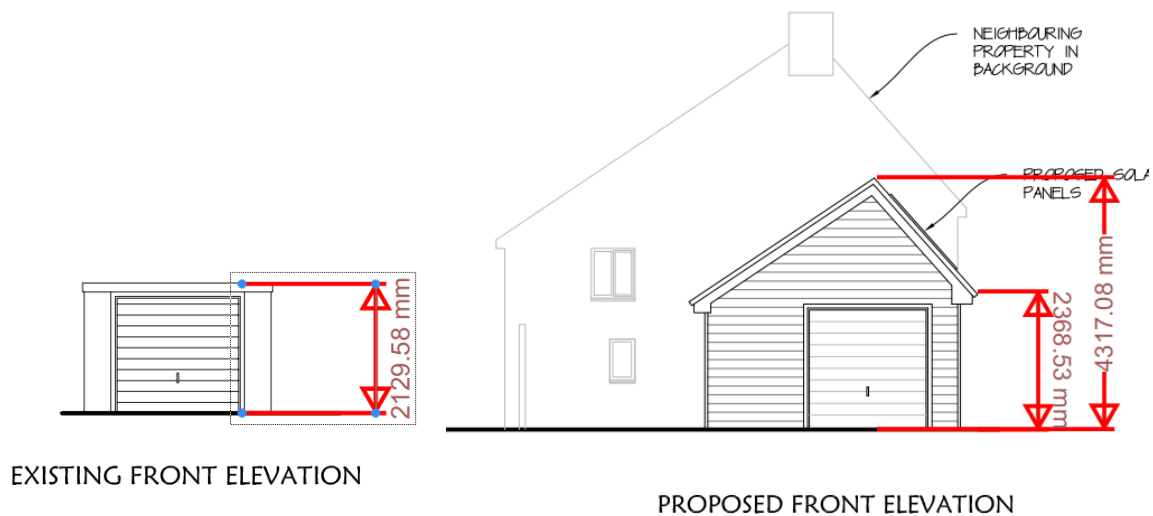
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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 application is seeking planning permission to replace the existing flat roof on the garage with a pitched roof with plain clay tiles. Solar panels are proposed on the south elevation, and the north roof slope is proposed to be extended to create a lean-to log store on the north side of the garage. It is proposed to clad the existing render finished garage with horizontal timber cladding.



The proposed changes to the roof would increase the overall height from 2.1m to 4.3m. Whilst this is a significant increase in height, the proposed design and form are traditional, an improvement on the existing flat roof and render and preserve the character and appearance of the area. The proposed timber cladding and plain clay tiles reflect the materials of the existing dwelling extension.

The proposals include for solar photovoltaic panels mounted on the southern facing roof slope. These panels fall within permitted development rights Part 14, Class A – Installation or alteration etc of solar equipment on domestic properties.

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.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposed alterations to the roof of the garage would be modest in scale and would use materials that reflect the local vernacular. It would be visible from public views, albeit set back from the road and behind a boundary wall and vegetation. It would be read in the context with the host dwelling and as there would be no encroachment into the open countryside, the proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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.

The proposed changes to the roof of the garage have the potential to impact upon the occupiers of 11 Longcross by reason of its location. The existing garage is detached from, but very close (0.57m) to neighbouring property 11 Longcross. There are two windows on the west elevation 11 Longcross, these are shown on the proposed elevations (drawing P983/05). The proposed roof form is set away from these windows, to the south west and there are no windows proposed within the garage alterations, therefore there are no concerns regarding loss of light or privacy.

Whilst the proposals will increase the height of the garage from 2.1m to 4.3m, the proposed form is considered traditional and is not considered to have an overbearing effect on the neighbour. No representations have been received.

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 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. No objection has been raised by the Highways Officer.

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 application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 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, National Landscape, 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:

P983/01 Location Plan, received 15/04/2026

P983/04 Proposed Site Plan, received 15/04/2026

P/983/05 Proposed Garage, received 15/06/2026

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 application form and approved plans.

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