

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02001
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	15 Callows Cross, Brinkworth, Chippenham, SN15 5DY
DEVELOPMENT DESCRIPTION:	Proposed demolition of existing bungalow and replace with a new dwelling
RECOMMENDATION:	That Planning Permission is GRANTED subject to conditions

SITE DESCRIPTION/CONTEXT

The application site relates to the existing residential dwelling, known as 15 Callows Cross, a bungalow situated within a small housing estate known as Callow Hill, outside and to the west of the main village of Brinkworth. The surrounding properties within the general streetscape are characterised by a variety of scale and form, with the external materials comprising reconstructed stone, stone tiles and white uPVC fenestration.

The site lies within Flood Zone 1, and is identified to be at negligible risk from surface water and groundwater flooding. The site is not subject to any ecological, heritage or landscape designations.

PROPOSAL

The application seeks planning permission for the replacement of the existing bungalow with a two storey dwelling.

One set of amended plans have been submitted following concerns raised by the case officer regarding the overall height. Minor amendments have been made to the proposed block and roof plan to avoid potential confusion regarding the design.

The replacement dwelling would be positioned centrally towards the front/east of the plot, set slightly forward of the building line of the neighbouring buildings to the west of Callows Cross. The existing access would serve the property. The proposed building would be two storeys with a pitched roof, three front-facing gables, and a mono-pitched roof covering the garage and front porch at single storey level. To the rear would be two pitched roofs with a lower ridge height; there is a centrally located flat roof between the two pitched elements. There would be two Juliet balconies at first floor level to the rear, with large glazed doors at ground floor level. The proposal includes two separate solar array of 10 solar panels on the southern elevation of the two rear gabled roof. A ground-mounted air source heat pump is included on the southern elevation.

The property would accommodate three bedrooms to the first floor and one bedroom at ground floor level.

PLANNING HISTORY

None relevant.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (*adopted January 2015*) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 13 Spatial Strategy Malmesbury Community Area;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management

Draft Wiltshire Local Plan Policies

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

Neighbourhood Plan:

Brinkworth with Grittenham Neighbourhood Plan 2024 to 2038

- Policy BG02: External Lighting
- Policy BG05: Biodiversity

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009

- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1, 2 and 13)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No objection

WC Ecology: No objection subject to conditions

Brinkworth Parish Council: No comments received.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Four letters of representation have been received. These are summarised as follows:

- Impact on housing need;
- Unacceptable character and scale;
- Environmental and ecological concerns;
- Highways and traffic, safety concerns;
- Construction disruptions.

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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1, CP2 and CP13 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Saved Policy H4 (ii) of the North Wiltshire Local Plan makes provision for replacement dwellings. With relevance to the proposal, Policy H4 states:

New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:

ii) It is a replacement for an existing dwelling where:

a. The residential use has not been abandoned; and

- b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and*
- c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.*

Assessment

The application site is located within the countryside outside of any defined settlement where development is strictly controlled, unless the proposal is in accordance with the exceptional policies whereby development may be permitted outside settlement boundaries. Those exception policies include:

- Additional Employment Land (Core Policy 34);
- Military Establishments (Core Policy 37);
- Development Related to Tourism (Core Policies 39 and 40);
- Rural Exception Sites (Core Policy 44);
- Specialist Accommodation Provisions (Core Policies 46 and 47);
- and Supporting Rural Life (Core Policy 48).

The proposal is not considered to accord with the exceptional policies set out above.

Provision is made within the 'saved' policies of the North Wiltshire Local Plan, specifically Policy H4 Residential Development in the Open Countryside as stated above. It should be noted that the remaining policies of the NWLP (among other parts of the development plan) should be seen in the context that they were adopted and saved prior to the adoption of the Framework. This does not necessarily render the policies out-of-date, and due weight should be afforded to those policies according to their degree of consistency with the Framework.

Whilst Saved Policy H4 remains relevant, it has a degree of inconsistency with the Framework; specifically where there are aspects of the policy that are not clearly justified and as a result the issues and impacts that the policy is designed to manage are not presented within the policy.

Given this the policy cannot in all cases be afforded full weight, and assessment against this condition requires a considered approach in the event of non-compliance that seeks to address the impacts of any breach in the policy. This means that there is a need for a case-by-case approach to development for replacement dwellings in the countryside.

In this instance it is not necessarily considered that the existing dwelling is entirely beyond retention. It is, however, accepted that to retain the existing building would not be cost-effective.

Nor is the existing building considered to be necessarily unsightly, or out of character with its surroundings. It is, however, true that there is nothing of particular value that is worthy of seeking to be retain the dwelling such that planning permission should be refused on this basis, in light of the weight to be afforded to the policy as discussed above.

Overall the development is not entirely in keeping with this limb of the policy, however ultimately this technical breach is not found to result in significant harm in any material respect.

The total floor area of the existing dwelling measures approximately 114sqm, whereas the proposed measures approximately 170sqm. The difference in the existing and proposed floor area is 56sqm. The proposed dwelling would be of two-storey height, resulting in a substantial increase in built form at the site. As such, the proposal conflicts with criterion c.

The precise justification for this part of the policy is not stated within the NWLP, but a policy restricting significant size increases is capable of both protecting smaller dwellings where there are routinely pressures for larger homes (that would otherwise remove more easily afforded homes from the housing stock), and also preventing significant additional landscape harm arising from replacing homes, which is frequently exacerbated when replacements are excessively disproportionate.

The development site is within the countryside, however, it is within existing residential curtilage, surrounded by other residential development within an established housing estate. It is also not in an area wherein there is a known or demonstrated shortage of smaller homes, or indeed of homes of this type. The proposal could be extended considerably through permitted development, which the plot could easily accommodate; however, this could result in a variety of additions, creating an unsightly dwelling. The proposal would be appropriately scaled and sited within the plot, a good distance from neighbouring properties and set back from the road. The proposal would not dominate or be overbearing in comparison, given its setting to the plot or to the neighbouring properties with an array of designs and scale.

Conclusion

In this case, while the proposal to exchange one dwelling for another would not directly accord with the technical considerations of Saved Policy H4, there are no significant material impacts as a result of the proposal that would be sufficient grounds to refuse the replacement dwelling. As a result, while the development is not compliant with the development plan, material considerations indicate in this specific case that the principle of development is capable of support.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Policy BG02: External Lighting of the Brinkworth with Grittenham Neighbourhood Plan (BGNP) seeks to protect the rural character of the area by ensuring suitable lighting designs.

Assessment

The proposed two-storey building would be sited to the centre east of the plot close to the building line of the neighbouring properties. The proposed external finishes would be reconstructed stone for the walls matching the existing, reconstructed stone roof tiles for the roof, and fenestration of glazing and flush casement aluminium. The proposal would utilise an air source heat pump to the side (south) elevation of the proposed dwelling.

The proposed design of the building would clearly result in a suitably proportioned family dwelling, particularly when compared to the existing dwelling on the site. It would have a wide frontage, and incorporate three traditional pitched front-facing gable ends. The overall height of the proposed dwelling would align with that of neighbouring dwellings, as demonstrated in the submitted street scene. Whilst the proposed dwelling being increased to two storeys would introduce a larger, and visually more prominent dwelling on the site, the proposed dwelling would be comparable in scale with the neighbouring dwellings along the western side of Callows Cross, while maintaining a simple frontage design.

The proposed external materials are considered to be generally in keeping with the material palette identified in the surrounding area.

The front elevation of the property would maintain approximately 9.2m from the public highway, and when accounting for the single storey element, it would still maintain approximately 7.3m from the public highway. The existing planting would be retained, and the proposal would still allow for ample parking and amenity space due to the plot size and the proposed siting.

The site's location in the countryside, particularly being adjacent to a field to the west, is considered be surrounded by a rural character. This rural character is specifically protected by Policy BG02 of the BGNP. As such, it is considered reasonable and necessary to impose a condition enabling the LPA to have control over any installation of external lighting.

While the NPPF requires planning decisions to promote an effective use of land in meeting the need for homes (Paragraph 119), it also requires that decisions recognise the intrinsic character and beauty of the countryside (Paragraph 174) and be sympathetic to the surrounding built environment and landscape setting (Paragraph 130).

In this case, the surrounding built environment is considered suitable in the context of its rural landscape setting. The proposed development would be comparatively more visually intrusive

than the existing dwelling by virtue of increasing the development character of the site with a larger building. However, given the above assessment, it is considered that the proposed dwelling would not appear incongruous, or dominate the street scene. As such, the harm to the character and appearance of the site and its surrounding areas is considered limited.

Conclusion

The proposal is in accordance with Core Policy 57 of the Wiltshire Core Strategy.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Overlooking / loss of privacy

The proposal would introduce a two storey building, with Juliet balconies at first floor level to the rear. Whilst this may increase a degree of overlooking onto the neighbouring amenity areas, it would not result in direct overlooking, with only angled views rather than a direct line of sight. The harm is therefore considered limited.

Loss of light / overshadowing

Given the sizeable plot and the distance between the proposed dwelling and neighbouring properties, it is not considered that there would be any unacceptable overshadowing effects on the neighbouring amenity.

Overbearing Impact / Overall sense of enclosure

Given the sizeable plot and the distance between the proposed dwelling and neighbouring properties, it is not considered that there would be any unacceptable overbearing effects on the neighbouring amenity.

Noise

It is acknowledged that concerns have been raised through public consultation regarding potential disturbance associated with construction activities in the area. While the construction of the proposed replacement dwelling may give rise to some temporary noise and disruption, such impacts would be short-term in nature and confined to the construction phase. As such, any resultant harm is considered to be limited and not sufficient to warrant refusal of the application.

Internal and External Space Standards

The proposed dwelling would provide living accommodation and associated amenity spaces which would meet the National Described Space Standards. Furthermore, the proposed external amenity space would comply with the minimum space and amenity requirements set

out within the Wiltshire Design Guide. The proposal would therefore ensure provision of a suitable and high-quality level of living accommodation for future occupants.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Assessment

The proposal does not include any alterations to the existing access with the public highway.

The proposal would demolish the existing 2-bedroom bungalow and provide a 4-bedroom two-storey dwelling with an integrated garage space.

The Council's Car Parking Strategy sets out minimum parking standards, requiring the minimum internal dimensions of proposed garages to be 6m x 3m and at least three car parking spaces for four-or-more-bedroom dwellings. The proposed plans demonstrate that the integrated garage would meet the minimum standards, and that two vehicle parking spaces to the front of the dwelling can be accommodated. Therefore, the proposed vehicle parking would be in line with the parking standards. Furthermore, the new garage facility would be considered sufficiently sized to accommodate the required level of cycle parking.

Based on the proposed plans, there would also be sufficient turning space provision.

The Highway Authority raises no objections to the proposal.

Conclusion

The proposal would provide sufficient car parking spaces, with suitable access arrangements and turning provision. As such, it would not result in adverse impacts on the local highway network.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Policy BG05: Biodiversity of the Brinkworth with Grittenham Neighbourhood Plan (BGNP)

Assessment

The proposal is not considered to fall within the exemptions from mandatory BNG requirements, as such, the proposal is required to be supported by the necessary information to establish the baseline habitat and demonstration of how 10% BNG can be achieved prior to determination. and for 10% BNG to be secured by way of a mandatory BNG condition.

The application is supported by details establishing the above, demonstrating that the proposal would be capable of delivering beyond 10% BNG on site. As such, the LPA is satisfied that the proposal is capable of meeting the mandatory BNG requirements and an informative would be attached to a planning permission to ensure that 10% BNG can be secured.

Further to the above, the site is not within any ecological designated sites and no priority habitats or species are identified at this location to be impacted by the proposed development. In addition, and its nature and scale are not considered to result in unacceptable impacts to the local biodiversity. Whilst the Council's Ecologist has recommended a condition for ecological enhancements, it is not considered to be necessary or reasonable in this case, given the above.

Conclusion

The proposal is subject to mandatory BNG requirements and is in accordance with Core Policy 50 of the Wiltshire Core Strategy.

PLANNING BALANCE AND CONCLUSION

In conclusion of the above matters, it is concluded that the proposed development, on the whole, would be acceptable in planning terms. The identified harms are considered to be appropriately mitigated through planning conditions or other controls. The proposal is in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.

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:

Location Plan; 5845 03A; received 25 March 2026
Proposed Block Plan; 5845 53C; received 8 June 2026
Proposed Roof Plan; 5845 54B; received 8 June 2026
Proposed Elevations; 5845 51H; received 3 June 2026
Proposed Floor Plans; 5845 50F; received 3 June 2026

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

3. No development above damp proof course level shall take place until details of the roof tile, reconstituted stone and flush casing aluminium to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. No external lighting shall be operated or installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Institution of Lighting Professionals (ILP) Guidance Note 1 (GN01/21)", and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area, to minimise unnecessary light spillage above and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

5. The Air Source Heat Pump (ASHP) shall be installed and operated in accordance with MCS Standard MCS 020(a) (Air Source Heat Pump Sound Calculation). The rating level of noise emitted from the ASHP shall not exceed 37 dB LAeq,5mins, when calculated in accordance with MCS 020(a), at any assessment position, defined as 1 metre from the façade of any habitable room window or door of a neighbouring property.

Reason: To protect the residential amenity of neighbouring occupiers.

INFORMATIVES:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

