

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01544
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	133 Cloatley Crescent, Royal Wootton Bassett, Swindon, SN4 7FX
DEVELOPMENT DESCRIPTION:	Change of use of domestic shed to beauty salon
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises a detached 2.5-storey residential dwelling located within a modern housing estate at the easternmost edge of Royal Wootton Bassett, positioned at the end of a small cul-de-sac. The surrounding area is entirely residential in character, comprising properties of similar scale, appearance and layout. The site lies within the defined settlement boundary.

The dwelling is constructed of red brick with a detached rear garage and on-plot parking located to the front. An existing detached garden outbuilding is situated within the rear garden, wholly contained within the residential curtilage and screened from wider public views. Access to the site is taken from the existing residential estate road network.

The site is not affected by heritage designations, landscape designations, flood risk constraints or other environmental constraints that would limit appropriate development.

PROPOSAL

The application seeks planning permission for the continued use of an existing detached domestic outbuilding within the rear garden of No. 133 Cloatley Crescent as a small, appointment-only beauty salon.

The unit resembles a garden shed in terms of scale and external appearance. No physical works are proposed as part of the development. The outbuilding would remain unchanged in its approved form, scale, layout and appearance, with no extensions, alterations or external signage proposed.

During the application process, and as part of the assessment, revised details were submitted. These amendments included an expansion of the red line application boundary to the public highway and a revision to the proposed hours of operation.

As amended, the proposal seeks for the to operate on an appointment-only basis, serving a limited number of clients. The revised hours of operation are proposed as follows:

- 08:30 and 18:30, Monday to Friday.
- one late evening per week will operate as a standard arrangement, with the final client appointment commencing no later than 20:30.

- A second late evening may occur on an occasional basis in response to increased demand; however, this would not form part of the regular operating pattern, and in all cases the final appointment would commence no later than 20:30.

A single on-site parking space associated with the dwelling, accessed from the shared side road to the rear, would continue to be used for client parking.

PLANNING HISTORY

Proposal / Summary
N/07/00628/FUL - Full planning permission Decision - Approve with Conditions Date: 4/5/2007 – Provision of Roads and Associated Landscaping Works
N/05/02263/OUT, Residential and Commercial (B1) Development, Change of Use of Station House to Community Use, New Means of Access, and Associated Works Including Details of Siting, Design & External Appearance for Land Adjacent Listed Brewery Buildings, Approve with Conditions, 29/05/2007.
N/05/02390/LBC, Demolition of Two Storage Buildings, a Yard Office, Stables Extension, Lorry Workshop and Lorry Ramp. Re-location of Front Gate Piers and Wall. Removal of Electricity Cabling Infrastructure & Associated Repairs, Approve with Conditions, 01/12/2005

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

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 3 Infrastructure Requirements;
- Core Policy 19 Spatial Strategy Royal Wootton Bassett and Cricklade Community Area
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;

- Core Policy 60 Sustainable Transport;
- Core Policy 62 Development Impacts on the Transport Network;

Emerging Plan

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed shall be made by the Council in May (2026).

Neighbourhood Plan:

Royal Wootton Bassett Neighbourhood Plan 2018

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
- 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 and 2)
- 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 scheme would preserve or enhance the historic environment (CP 58)
- 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)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

WC Highways: No objection

The site has existing access onto Cloatley Crescent (20mph) with no proposed alterations. The use relates to an existing rear garden structure operating during daytime hours on Mondays, Wednesdays and Thursdays in term time only. The use has operated since 2017 with no recorded complaints and benefits from one on-site parking space. There is no highway objection to this retrospective application.

WC Public Protection: No comment

Parish/Town Council: No objection

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;

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

During the course of the assessment, the application red line boundary was expanded. As a result, the application was re-publicised in accordance with statutory requirements. A Certificate B was served, and notices were issued to the relevant surrounding landowners associated with the private access road. These parties were afforded a further consultation period of 21 days to comment on the amended application details.

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.

No public representations were received during the assessment process.

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

Assessment

The application relates to the continued use of an existing outbuilding within the residential curtilage of No. 133 Cloatley Crescent, located within the defined settlement boundary of Royal Wootton Bassett. As such, the site is situated within a sustainable location where development is supported in principle under Core Policy 1, subject to compliance with other relevant policies.

In this instance, the proposal utilises an existing outbuilding with no physical alterations proposed, thereby representing an efficient use of previously developed domestic space without encroachment or expansion. The use remains closely linked to the host dwelling and does not undermine the residential function of the site. It represents a small-scale, home-based business operating on an appointment-only basis within an existing domestic structure.

The National Planning Policy Framework (NPPF) supports sustainable economic growth, including the expansion of small businesses and home-working, provided that proposals do not give rise to unacceptable impacts. The proposal contributes modestly to local economic activity and aligns with the NPPF's objective of supporting economic growth within residential areas where compatible.

The scale and nature of the use—by reason of its appointment-only operation, limited number of clients, and use of a single on-site parking space—ensures that the activity remains ancillary and compatible with the surrounding residential context. The use has been operating for a number of years with no public objections raised during the period of public consultation.

There is no conflict identified with the spatial strategy set out in Core Policies 1 and 2, and the proposal does not represent unsustainable or inappropriate development in this location.

Conclusion

The proposed development is considered acceptable in principle. The small-scale, appointment-only use of an existing outbuilding within the residential curtilage represents a sustainable form of development that is compatible with its surroundings and supported by Core Policies 1 and 2 of the Wiltshire Core Strategy.

The proposal makes efficient use of an existing structure, supports small-scale economic activity in line with the NPPF, and would not undermine the character or function of the residential area. Subject to appropriate controls over hours of operation, the development is not considered to give rise to unacceptable impacts.

Accordingly, the development is acceptable in principle and complies with the relevant provisions of the Wiltshire Core Strategy and the National Planning Policy Framework. A condition should be attached to any consent ensuring the use remains linked to the occupation of the application dwelling.

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.

Assessment

The proposal involves no external alterations to the existing outbuilding and therefore would not alter its scale, form, or appearance. The structure would remain domestic in character and visually consistent with the host dwelling and surrounding residential area. The use does not introduce any external features such as signage, lighting, or extensions that would affect visual amenity. Given the absence of physical changes, the development is effectively neutral in design terms and maintains the existing streetscape and wider residential setting. No objection has been received from the parish council.

Conclusion

The proposal would preserve the character and appearance of the area and is consistent with Core Policy 57 of the Wiltshire Core Strategy and the design objectives of the NPPF. It is therefore acceptable in design terms.

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 does not involve any physical alterations or additional openings, and therefore would not result in overlooking or loss of privacy to neighbouring properties. The use of the outbuilding remains contained within the existing single-storey structure and residential curtilage, which is bound with 2m fencing.

Loss of light / overshadowing

As no extensions or alterations are proposed, there would be no impact on light levels or overshadowing to neighbouring occupiers. The relationship between built form remains unchanged.

Overbearing Impact / Overall sense of enclosure

The proposal does not introduce any additional built form or increase in scale. Accordingly, there would be no overbearing impact or change to the sense of enclosure experienced by neighbouring properties.

Noise

The use operates on an appointment-only basis with a limited number of clients. Whilst amended hours allow for some flexibility, including limited late evening appointments, these can be controlled by condition. Given the low-intensity nature of the use and on-site parking provision, the proposal would not give rise to unacceptable levels of noise or disturbance, and residential amenity would be preserved. No objection has been received from Public Protection.

Internal and External Space Standards

The proposal relates to a non-residential use within an existing outbuilding and does not affect the internal or external space standards of the host dwelling. Adequate amenity space for the dwelling is retained, and the proposal does not give rise to any conflict in this regard.

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).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

The proposal utilises the existing residential access arrangements, with no alterations required to the highway network. Wiltshire Council Highways raise no objection, confirming that both the access and parking arrangements are acceptable and unlikely to place undue pressure on local provision.

The small-scale, appointment-only nature of the use limits the number and frequency of vehicle movements. A single on-site parking space is available and is considered sufficient to accommodate demand, particularly given the staggered booking system. In addition, a proportion of clients travel on foot, reflecting the site's sustainable location within the settlement.

As such, the proposal would not result in a material increase in traffic generation or give rise to any adverse impact on highway safety or the surrounding network. No changes to pedestrian routes, cycle infrastructure, or refuse arrangements are proposed.

Conclusion

The proposal would not result in unacceptable highway or parking impacts. It makes use of existing access and parking arrangements and, due to its limited scale, would not adversely affect the surrounding highway network. Overall, the development complies with Core Policies 60–64 of the Wiltshire Core Strategy and the NPPF.

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)

Assessment

The proposal relates to the continued use of an outbuilding with no external alterations, groundworks, or changes to the site layout. As such, there would be no direct or indirect impacts on ecological features, protected species, or priority habitats.

The site comprises an established residential curtilage within a built-up area, and the outbuilding is already in situ. The proposal would not result in habitat loss, fragmentation, or impacts on ecological networks or green and blue infrastructure. There are no known ecological designations or constraints affecting the site.

Given the small scale and nature of the development, the proposal falls below the thresholds requiring Biodiversity Net Gain (BNG) assessment, and no measurable change to biodiversity value would arise. The continued use of an existing structure avoids the need for new construction and associated land disturbance, which aligns with the overarching objectives of Core Policy 50 in avoiding harm to ecological assets. The proposal is therefore considered to be neutral in ecological terms, with no requirement for mitigation or enhancement measures.

Conclusion

The proposal would not result in harm to ecology or biodiversity and is compliant with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF. It is therefore acceptable in ecological terms.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure
- Green buffers
- Sustainable transport options

Assessment

The proposal involves no physical works and would not give rise to impacts in terms of land contamination, air quality, or pollution.

The small-scale, appointment-only use has operated for several years without complaint, indicating no significant noise disturbance. While amended hours allow occasional late evenings, these are limited and would not result in unacceptable impacts.

Vehicle movements would remain low and would not adversely affect air quality, and the site is not within an AQMA. No land contamination risks are identified. No objection has been received from Public Protection or the parish council.

Conclusion

The proposal would not result in unacceptable environmental impacts and complies with Core Policies 55 and 56 of the Wiltshire Core Strategy and the NPPF.

The proposed development is considered acceptable in planning terms. The benefits of the scheme include the support of small-scale local economic activity, the continued use of an existing building without the need for new development, and the efficient use of land and resources. These benefits are judged to outweigh any limited impacts, which can be appropriately managed through planning conditions, including controls over hours of operation.

The proposal is therefore 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:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Location, Block Plan, Elevation, and Floor Plan received 22nd May 2026

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

- 2 The use hereby approved shall only take place between the following hours:

8:30 am to 18:00 pm Monday to Friday, with extended opening hours between 18:00 and 21:00 on two evenings per week.

The use shall not take place at any time on Saturdays, Sundays and Bank or Public Holidays

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 3 At no time shall there be any more than one staff nor any more than two customers at the site at any one time.

REASON: To ensure that appropriate levels of amenity are achievable in this predominantly residential area and that the development does not cause an unacceptable impact on highway safety through additional vehicle movements and parking demand.

- 4 The beauty salon use hereby permitted shall be carried out by the occupiers of 133 Cloatley Crescent, Royal Wootton Bassett, SN4 7FX only and shall not at any time be operated independently of the aforementioned dwelling. Upon cessation of the use hereby approved, the outbuilding shall thereafter be used only for purposes incidental to the enjoyment of the dwellinghouse.

REASON:

The permission is justified only by the particular circumstances of the applicant and the limited scale and intensity of the use, which would not necessarily be acceptable if carried out by another person or on a different basis, having regard to the impact on residential amenity and highway safety, in accordance with Core Policy 57 and the NPPF.

Informative

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.

Informative

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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 not require the approval of a biodiversity gain plan before development is begun

because one or more of the statutory exemptions or transitional arrangements is considered to apply.