

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02308
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Elmslea House, Bentham Lane, Bentham, Purton, Swindon, SN5 4HZ
DEVELOPMENT DESCRIPTION:	Erection of new residential outbuilding
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a detached single-storey ancillary outbuilding within the front/side of the residential curtilage of Elmslea House. The building would provide a garage and domestic storage/workshop for purposes incidental to the enjoyment of the dwellinghouse. The outbuilding would measure approximately 12.8m in length by 7.1m in width, with an eaves height of 2.5m and a ridge height of 4.7m and would be finished in vertical cedar cladding with a standing seam metal roof.

The eastern elevation would contain two timber garage doors and a window. The western elevation would comprise a substantial section of vertical timber cladding. The northern elevation would contain two windows, whilst the southern elevation would be blank with no openings.

During the course of the application, revised plans were submitted in response to concerns relating to the scale, appearance and siting of the originally proposed outbuilding. The revised scheme reduces the overall size and footprint of the building, including a reduction in the workshop element, and introduces a more traditional garage design. The amended building features a steeper pitched roof finished in tiles to match the host dwelling, reconstructed stone walls to reflect the materials of the main house, timber garage doors, and timber boarding to the rear elevation.

SITE DESCRIPTION/CONTEXT

The application site relates to Elmslea House, a detached dwelling situated on Bentham Lane, Purton. The property occupies a large residential plot set back from the highway and benefits from extensive areas of garden, hardstanding and parking. The site is enclosed in part by mature hedgerows and planting, particularly along the roadside frontage.

The proposed outbuilding would be located within the established residential curtilage of the dwelling, adjacent to the existing parking and manoeuvring area to the front/side of the house. The surrounding area is characterised by a varied pattern of residential development, including detached dwellings set within generous plots, with a number of properties featuring ancillary garaging and outbuildings positioned forward of principal elevations.

PLANNING HISTORY

Proposal / Summary

N/05/02551/FUL - Full planning permission Decision - Approve with Conditions Date: 1/12/2005 – Erection of 4 Stables, Hay Barn and associated Concrete Hardstanding and Hardcore Area and New Access on to Cow Street

PL/2025/04621 - Householder planning permission Decision - Withdrawn by Applicant Date: 19/6/2025 – Demolition of existing stables and erection of hobby workshop/store

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Modified Purton Parish Neighbourhood Plan Made June 2026

- Policy PUR9: Design Principles

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

Purton Parish Council: No objection

REPRESENTATIONS

One comment was received and a summary of their concerns are below:

- No objection in principle to the provision of an outbuilding at the site.
- Concern raised regarding the overall scale of the proposed building.
- Concern that the siting of the building forward of the dwelling may result in a structure that appears dominant within the street scene and more visually prominent than indicated within the submitted application.
- Requests that, should planning permission be granted, a condition is imposed to ensure that the building is used solely for purposes incidental to the enjoyment of the dwellinghouse.
- Requests that the building is not used for commercial activities, mechanical repairs, or other noise-generating workshop uses, in order to protect neighbouring residential amenity.

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 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.

Policy PUR9 - requires development proposals to respond positively to local character, reinforce local distinctiveness, and achieve a high standard of design that integrates successfully with its surroundings.

The proposal adopts a traditional domestic garage form, incorporating a steeper pitched roof finished with tiles to match the existing dwelling. The walls would be constructed predominantly of reconstructed stone to complement the host property, with timber garage doors and areas of vertical timber boarding. These materials are considered appropriate within the context of the site and help ensure the building appears as a subordinate addition associated with the dwelling rather than a standalone structure.

Whilst the proposed outbuilding would be positioned forward of the principal elevation of the dwelling, this in itself is not considered harmful. The surrounding area does not exhibit a consistent building line, and a number of nearby properties feature garages and ancillary structures positioned prominently within their plots. Furthermore, the site benefits from established roadside hedgerow planting which provides substantial screening from public viewpoints along Bentham Lane, limiting the visual prominence of the development within the street scene.

A neighbouring occupier has raised concerns regarding the scale of the building and its position forward of the dwelling, suggesting it could appear dominant within the street scene. These concerns are acknowledged. However, significant weight is afforded to the revised plans which have reduced the scale of the building and introduced a more traditional design with materials that closely reflect those of the host dwelling. The proposal is therefore considered to better integrate with the established character of the site and surrounding area.

Having regard to the building's single-storey form, reduced scale and massing, traditional design, use of complementary materials and the screening afforded by existing boundary vegetation, the proposal would not appear unduly dominant, intrusive or out of keeping with the character and appearance of the area. The development would remain clearly subservient to the host dwelling and would not result in unacceptable harm to the street scene or local distinctiveness.

Having regard to the above, the proposal complies with Core Policy 57 of the Wiltshire Core Strategy, Policy PUR9 (Design Principles) of the Modified Purton Parish Neighbourhood Plan (Made June 2026), 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 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.

Loss of Light / Overshadowing

The proposed outbuilding would be single storey in form, with a maximum ridge height of approximately 4.6m. It would be located within a spacious residential plot and would be positioned a considerable distance from neighbouring dwellings. Given the separation distances involved, together with the scale and height of the building, it is not considered that the proposal would result in any significant loss of daylight or sunlight to neighbouring residential properties, nor would it give rise to unacceptable overshadowing.

Loss of Privacy

The proposed building contains a limited number of windows, comprising a single window within the eastern elevation and two windows within the northern elevation. No openings are proposed within the southern elevation, whilst the western elevation would largely comprise timber boarding. Given the nature and positioning of the proposed openings, together with the separation distances to neighbouring properties, the proposal would not result in any material overlooking, loss of privacy or unacceptable impacts upon the reasonable enjoyment of neighbouring gardens or habitable rooms.

Overbearing Impact

A neighbouring occupier has raised concerns regarding the scale of the building and the potential for impacts arising from the workshop/store element. These concerns are acknowledged. However, revised plans were submitted during the course of the application which reduced the footprint and overall scale of the building and amended the design to present more clearly as a traditional domestic garage ancillary to the host dwelling.

The proposed outbuilding would remain subordinate to the main house and would not be located close to any shared residential boundaries. Owing to its single-storey scale, reduced massing and separation from neighbouring properties, the development would not appear unduly dominant, overbearing or oppressive when viewed from adjoining land.

A neighbouring representation raised concerns regarding the potential for noise and disturbance associated with the workshop/store element of the proposed building, together

with the possibility of non-residential use. The application has been submitted as a householder proposal and the building is described as providing garaging, storage and workshop space ancillary to the enjoyment of the dwellinghouse. There is no evidence before the Local Planning Authority to indicate that the building would be used for commercial purposes or activities of a scale likely to result in unacceptable noise or disturbance.

Nevertheless, having regard to the concerns raised, it is considered reasonable and necessary to impose a condition restricting the use of the building to purposes incidental to the residential occupation of Elmslea House. Subject to such a condition, the proposal would not be expected to give rise to any unacceptable impact on the residential amenity of neighbouring occupiers through noise or disturbance.

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 proposal relates to the erection of an ancillary garage and workshop/store building within the residential curtilage of an existing dwelling. No alterations are proposed to the existing vehicular access onto Bentham Lane and the development would utilise the established access arrangements serving the property.

The proposed outbuilding would provide covered garaging and storage associated with the dwellinghouse and would be sited adjacent to existing areas of hardstanding used for parking and manoeuvring. Adequate space would remain within the site for vehicles to enter, turn and exit in a forward gear. The proposal would not result in the loss of existing parking provision and would in fact increase the amount of covered parking available to the occupiers of the property.

Given the domestic nature of the proposal, no material increase in vehicle movements is anticipated. No concerns regarding highway safety, access arrangements or parking provision and there is no evidence to suggest that the development would result in adverse impacts on the local highway network.

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.

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 and documents:

Existing Block Plan; DWG No. LPC 6337 EX02; Received 10 April 2026
Location Plan; DWG No. LPC 6337 01; Received 10 April 2026
Proposed Block Plan; DWG No. LPC 6337 PR02 Rev B; Received 9 July 2026
Proposed Plan & Elevations; DWG No. LPC 6337 PR04 Rev B; Received 9 July 2026
Cover Letter Revised; Received 23 July 2026
Application Form; Received 10 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 used in the existing building unless otherwise stated on the approved plans.

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

4. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Elmslea House and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.