

APPLICATION FOR TECHNICAL DETAILS CONSENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02900
APPLICATION TYPE:	Technical Details Consent
SITE ADDRESS:	Land adjacent 18 Preston Lane, Lyneham, Chippenham, SN15 4AR
DEVELOPMENT DESCRIPTION:	Erection of 2no. dwellings with associated works (Application for technical details consent following approved Permission in Principle ref: PL/2025/00470)
RECOMMENDATION:	Approve with Conditions

PERMISSION IN PRINCIPLE BACKGROUND

Permission in Principle (PiP) for the site was granted on 28 February 2025 for the erection of up to 2no dwellings. The PiP establishes the principle of development only.

In accordance with the PiP regime (TCPA 1990 s.59A and PIP regulations), matters relating to design, layout, scale, access (other than where fixed), drainage, landscaping, and all other technical matters fall to be assessed at the Technical Details Consent stage. The TDC cannot revisit or reassess the principle of development.

Approved PiP documents:

- Location Plan – LPC 6033 EX 01 rev A
- Proposed Site Plan – LPC 6033 PR 01 rev A

PiP Parameters:

- Spatial parameters: Up to two dwellings.
- Form-based parameters: None

No conditions were imposed, as conditions cannot be attached to Permission in Principle.

SITE DESCRIPTION/CONTEXT

The site relates to a plot of land which lies between No 18 Preston Lane and No 22 Preston Lane. This undeveloped plot lies within an estate of similar, two storey dwellings and there is an existing dropped vehicle kerb crossing outside the site. The house numbering in this location appears to evidence that there has never been built form on this site as No's 18-21 lie to the northwest of the site and No's 22 – 39 lie to the south-east. In this location there are no properties on the opposite side of the highway which has a large public open space and tree lined area with the highway known as Pintail Close directly opposite the site.

The prevailing pattern of development comprises modest properties with some semi-detached pairs and many small terraces. Some benefit from garages and many have frontage parking, together with on-street parking, which is prevalent across the estate.

The site lies within the confines of the settlement boundary of Lyneham, which is defined as a Large Village within the Wiltshire Core Strategy (WCS). There are no other designations or constraints on the site. The site is within Flood zone 1 with no risk indicated of Surface water run-off in a future weather event.

As a Large Village, Lyneham is defined as a settlement with a limited range of employment, services and facilities, but it is noted that there are large military establishments within the locale, there is a primary school, church, village hall and centre, small library and convenience stores in close proximity and there are bus routes through the settlement.

PROPOSAL

The application seeks Technical Details Consent for the detailed design and delivery of development approved in principle under the associated Permission in Principle (PiP). The submitted TDC proposal sets out the full technical matters required to enable the development to proceed, including:

- **Layout:** The proposed site layout illustrates the position of the two dwellings, access routes, parking areas, private amenity space and boundary treatments. The arrangement shows two, semi-detached dwellings which are set marginally further back within the site than those adjacent properties, but the form and scale is comparable with this ribbon of pairs of properties on the north-eastern side of the highway.
- **Access and Highways:** The application provides technical details of the proposed access arrangements, including the geometry of the access point, internal circulation, parking provision, cycle storage, and visibility splays. The plans show two parking spaces set within the frontage of each dwelling and directly accessed from the highway. During the course of the proposal, additional information was provided to satisfy comments made by the Council's Highway Engineers
- **Scale:** The proposal sets out building heights, massing, and overall volume as shown on the submitted elevations and sections. The development comprises, two, two-storey dwellings with three bedrooms at first floor level and habitable accommodation at ground floor level. Each property would benefit from a single-storey, flat roof projection to the rear elevation, which would provide for enhanced habitable rooms and small lean-to porch.
- **Appearance:** Full architectural details have been provided, including external materials, fenestration, roof treatments, joinery details, and façade composition. The plans show a pair of identical, but mirrored properties. Key material specifications include rendered elevations and roof tiles to match existing neighbouring properties with upvc double glazed fenestration units. The outer roof slopes would be hipped, which also matches the properties to the north-west of the site. The front and side roof slopes would also benefit from solar panels.
- **Landscaping:** The submission includes basic details of hard landscaping details in the form of a path to each front door, a paved walkway to each side elevation and a small, paved patio directly to the rear of the single-storey extension. The two parking bays for each property would also be block paved. There are no boundary treatments proposed to the front garden and the outer boundaries of the entire site already benefit

from fencing. Therefore one new 1.8m fence is proposed between the two private rear amenity spaces.

The TDC submission therefore seeks approval of all matters required by the PiP route — namely layout, access, scale, appearance, landscaping and all other requisite technical details — in order to allow the development to proceed in accordance with the Permission in Principle.

PLANNING HISTORY

Proposal / Summary
PL/2025/00470 - Permission in Principle Decision - Approve Date: 28/2/2025 – Erection of up to 2 no. dwellings

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 19 Spatial Strategy: Royal Wootton Bassett & Cricklade Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management

Draft Wiltshire Local Plan Policies

At Full Council on 19 May 2026, 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:

Lyneham and Bradenstoke Neighbourhood Plan: Made October 2021

Objective 3.2 – Encourage small housing developments of mixed types with affordable where possible.

Objective 4.1 – The community are willing to accept some small-scale brownfield or infill development

Objective 5.3 – In Large Villages, there is a presumption in favour of sustainable development.

Policy 1 - Proposals for residential development of 10 dwellings or less within the village of Lyneham will be supported subject to other policies of the development plan.

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

KEY ISSUES FOR ASSESSMENT

At the Technical Details Consent stage, the principle of development has already been established through the Permission in Principle (PiP). The assessment therefore focuses solely on whether the detailed design and technical matters of the proposal are acceptable and comply with national and local policy.

The key issues for assessment are:

- Whether the detailed design and appearance of the scheme constitute high-quality design in accordance with Core Policy 57.
- Whether the proposal would have an acceptable impact on the amenity of neighbouring occupants, including outlook, privacy, overshadowing, and noise (CP57).
- Whether the detailed design, materials and layout preserve or enhance the historic environment, where relevant (CP58).
- Whether the landscaping proposals are appropriate and the development would have an acceptable visual and landscape impact (CP51).
- Whether safe and suitable access can be achieved and whether the detailed highways layout, parking and turning arrangements are acceptable (CP61, CP64).
- Whether the site can be appropriately drained, including surface-water management and foul drainage, without increasing flood risk elsewhere (CP67).
- Whether the scheme would avoid unacceptable impacts on protected species, habitats, or biodiversity, and whether necessary surveys and mitigation have been provided (CP50).
- Whether any land contamination, noise, air quality or environmental health issues are adequately addressed (CP55).

- Whether all supporting technical information is adequate and demonstrates that the scheme can be delivered in accordance with policy and guidance.
- Whether any planning obligations or conditions are required to make the technical details acceptable in planning terms (noting these must relate only to the detailed stage, not the principle).

At TDC stage, refusal should only be issued where the technical details are unacceptable, or where issues necessary to make the development acceptable cannot be resolved through conditions or revised details, given that the principle of development has already been established by the PiP.

CONSULTATION RESPONSES

WC Highways: No Objection subject to Informative for drop kerb vehicle crossing

WC Ecology: No Objection subject to a pre-commencement condition for ecological enhancements

WC Drainage: Holding Objection. Drainage strategy and flood risk assessment required

Lyneham and Bradenstoke Parish Council: No comments to make

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 on 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. At the Technical Details Consent stage, only comments relating to technical matters, such as layout, access, scale, appearance, drainage, landscaping, ecology, and other detailed issues, can be taken into account.

Concerns relating to the principle of development, including objections to the land use or the number of units, cannot be considered at this stage, as these matters were established through the Permission in Principle (PiP).

Only material planning considerations relevant to the assessment of the technical details have been taken into account.

- Loss of daylight to kitchen of adjacent property
- Loss of privacy from first floor bathroom windows
- Disruption to adjacent parking provision and on-street parking provision

- Plot too small for the required 4 vehicles with limited availability for 4 on-street spaces

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

In line with this statutory requirement, the Technical Details Consent submission has been assessed against the relevant policies of the Wiltshire Core Strategy (2015), any made Neighbourhood Plans, and the National Planning Policy Framework.

As the principle of development is already established by the Permission in Principle (PiP), this assessment considers only the detailed design and technical matters required to enable the development to proceed.

Compliance with the Permission in Principle

This TDC must fall strictly within the parameters set by the PiP. This includes:

- The approved land use
- The number of units (or floorspace)
- Any fixed access point or spatial parameters referenced in the PiP decision
- The red line boundary

If any submitted technical details fall outside those PiP parameters, the TDC must be refused as a matter of law.

The proposed technical details are not considered to fall outside of the PiP parameters and concur with the above requirements.

Design and Impact on the Character and Appearance of the Area

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.

At the Technical Details Consent stage, the LPA must assess whether the detailed layout, scale, appearance, and materiality of the scheme comply with this policy framework and with any relevant Neighbourhood Plan design guidance or supplementary design documents.

The proposed dwellings are considered to sit comfortably within the site and would follow the prevailing pattern of development of pairs of semi-detached properties with open frontages and off-road parking which lie to the north. The hipped roofs would follow the design of those properties to the north and which help visually retain some sense of openness between each pair. Whilst it is noted that these properties have a larger footprint than the immediately adjacent dwellings, this would not be immediately visible from the street scene as they would project back deeper into the site but have a comparable width. It is also noted that the dwellings to the south-east comprise terraces of dwellings and are more tightly constrained.

However, as the properties would already benefit from a rear elevation extension and the hipped roof is considered an integral part of the success of the scheme, it is considered that a condition to remove permitted development rights for additions, alterations and extensions to the dwellings is appropriate and necessary in this instance.

A revised elevation plan was received with shows the proposed materials but has not changed any other design element. This plan indicates that the dwellings would have white render elevations, white upvc fenestrations and grey roof tiles, which is considered to sit appropriately within the street scene which is characterised by properties that are predominantly built from those materials. It is noted that the roof tiles would be a grey and not brown, which is the predominant roof tile on properties within the locale. However, the proposal includes inlaid solar panels on the front and side elevations and CP41 encourages new build properties to incorporate energy saving measures from the outset. When viewing the locale, those properties which have retrofitted solar roof panels are considered highly visible within the street scene and the contrast in colours between the tiles and panels is noticeable. Therefore, on balance, the use of a grey roof tile which would help assimilate the solar panels into the roofline is considered acceptable in this instance.

In terms of frontage parking, whilst in constrained residential areas, this can result in car dominant frontages, it is noted that Preston Lane is not especially narrow, there is on street parking and some properties have garages and driveways. There would still be a degree of separation between adjacent properties and there are open public green areas opposite the site.

In this respect the design, scale and proportions of the development are considered acceptable and with the materials, would result in a cohesive scheme.

It is considered that the properties, as proposed, would be at the limit of bulk and scale on the site and any additions or changes to the width, depth and roof form may be out of character with adjacent properties and may result in detrimental impact on adjacent occupiers. Therefore, it is considered appropriate and necessary to append a condition to remove permitted development rights for such changes to the properties as this would allow the LPA to consider any further changes.

A condition to ensure that the works are carried out in accordance with the submitted plans can be appended to any potential grant of permission.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the guidance and provision of the Framework.

Impact on Neighbour Amenity

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.

It is noted that the dwelling would be set closer to the adjacent dwelling to the north, than the adjacent dwelling to the south, where a significant gap would be retained due to the width of that particular plot. It is also noted that the proposed properties would have a deeper footprint than the original properties along Preston Lane.

Whilst the dwelling to the north presents as originally built, it is approximately 3m from the common boundary with the application site. This was evidenced during the course of a site visit. There is concern from neighbouring occupiers that the development would result in overshadowing, overlooking and loss of privacy. However, the two-storey element of the proposed properties would be no deeper than other rear extensions on nearby properties and the degree of separation is not considered to result in such overshadowing to justify a reason for refusal in this instance. Furthermore, the steeply hipped roofs would help lessen the sense of enclosure and due to the width and depth of the private gardens in this location the neighbouring dwellings would retain adequate daylight and sunlight levels.

Neighbouring occupiers have also commented that the first-floor, side elevation, bathroom windows would result in overlooking and loss of privacy. Whilst the submitted plans show that these windows would be opaque glazed, it is considered appropriate and necessary to add a condition to any grant of permission that these windows are opaque glazed prior to first beneficial occupation and that this glazing is retained in perpetuity.

Due to the depth of the properties, the first-floor, rear elevation windows would only provide views towards the rear sections of the adjacent properties. This position is not uncommon in

residential locations and not considered a reason for refusal. However, as previously advised, a conditions restricting additions, alterations and extensions to these dwellings is considered appropriate and necessary.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Access and Highways

Core Policies 60–64 of the Wiltshire Core Strategy require development to provide safe, suitable, and convenient access for all users; promote sustainable transport; and ensure adequate parking, turning space, and servicing arrangements.

At the Technical Details Consent stage, the assessment focuses solely on the detailed highways design, because the principle of development and (where fixed) the position of the access has already been established through the Permission in Principle (PiP).

Relevant guidance includes the Wiltshire Local Transport Plan, the Car Parking Strategy, the Cycling Strategy, the Local Cycling and Walking Infrastructure Plan (LCWIP), and the Wiltshire Waste Storage and Collection SPD (2017). National guidance such as LTN 1/20 may also inform the assessment where active travel infrastructure is proposed.

The NPPF requires development to ensure safe and suitable access for all users and avoid unacceptable impacts on highway safety.

The properties would each comprise three bed units and as such require parking provision of two spaces. These spaces would be provided to the front of each property.

The Council's Highway Engineers have been consulted and following the submission of tracking, turning and swept path analysis, concerns in relation to the parking and access provision have been lifted. These details can be included along with other proposed plans to ensure any subsequent development is carried out and retained in this manner along with the detailed EV charging provision and cycle parking.

An Informative regarding the applicant's responsibilities for any works which affect the highway network can be appended to any grant of permission.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy requires development to ensure that flood risk is not increased elsewhere and that appropriate surface-water and foul drainage solutions are provided. Development must incorporate measures to manage runoff sustainably and, where possible, deliver betterment.

The NPPF requires the management of flood risk through the use of appropriate mitigation and encourages the use of Sustainable Drainage Systems (SuDS) for major development. SuDS should be designed to:

- Manage runoff as close to source as possible,
- Reduce flood risk,

- Improve water quality, and
- Contribute to biodiversity and amenity.

Where a site lies within Flood Zones 2 or 3, the sequential and exception tests apply; however, at the TDC stage these can only be revisited where the detailed design raises new technical considerations directly related to flood mitigation.

The site lies within Flood Zone 1, which is the area of lowest probability of flooding. Government mapping indicates that the proposed dwellings and associated access arrangements are not affected by surface water flooding. Whilst surface water mapping identifies a small area towards the rear of the site as being affected during a 1 in 1,000 year rainfall event, and a very limited area as being affected during a 1 in 100 year rainfall event, these areas are confined to the rear garden and do not affect the proposed dwellings, parking areas or access arrangements.

The Council's Drainage Team has raised a holding objection pending the submission of further information and has advised that localised surface water and groundwater risks have been identified. However, the extent of the mapped risk is limited and is largely confined to land beyond the proposed built development footprint. Having regard to the site's location within Flood Zone 1, the absence of any identified surface water flood risk to the proposed dwellings, and the limited extent of the areas affected within the rear garden, it is not considered that the proposal would give rise to an unacceptable flood risk to future occupiers or increase flood risk elsewhere.

It is acknowledged that the proposal would introduce additional built form and areas of hardstanding. However, on balance, and having regard to the scale of the development comprising two dwellings, the available flood risk information does not demonstrate impacts of a severity that would justify refusal of Technical Details Consent. Furthermore, the development would be required to be constructed in accordance with the relevant Building Regulations, including Part C, which contains provisions relating to site preparation, resistance to contaminants and moisture, and measures relating to groundwater.

Whilst the Council's Drainage Engineer has requested further information, the identified risks are limited in extent and do not affect the proposed dwellings themselves. In the circumstances of this case, it is not considered that the absence of further information would justify the withholding of Technical Details Consent. The proposal is therefore considered acceptable in respect of flood risk and drainage and is not considered to conflict with Core Policy 67 of the Wiltshire Core Strategy.

Impact on Ecology and Biodiversity

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and enhance biodiversity, avoid harm to ecological assets, and deliver appropriate mitigation or enhancement measures. At the Technical Details Consent stage, assessment focuses on whether the detailed design and submitted ecological information ensure compliance with this policy.

The NPPF also requires development to minimise impacts on biodiversity, provide net gains where possible, and ensure that protected species and habitats are appropriately

safeguarded. National policy now requires 10% Biodiversity Net Gain (BNG) unless the development falls within an exempt category.

The Wiltshire Green & Blue Infrastructure Strategy (2022–2030) encourages habitat connectivity, nature-based solutions, and integration of biodiversity within site design; these principles guide the assessment of detailed proposals.

The Council's Ecology Team were consulted as the site currently represents an undeveloped piece of land. It is noted that the statutory BNG Metric has been submitted and is accepted as accurate and that additional trees and soft landscaped gardens will be provided.

A pre-commencement condition is recommended for details and installation of bat and bird boxes but it is considered that these details can be submitted prior to first beneficial occupation.

PLANNING BALANCE AND CONCLUSION

Permission in Principle has already been granted for the erection of up to two dwellings on the site. Accordingly, the principle of residential development, including the location, land use and amount of development, has been established and carries full weight. These matters are not capable of being revisited through the determination of this Technical Details Consent application.

The purpose of the current application is therefore limited to the assessment of the detailed technical matters, including the proposed layout, scale, appearance, access, landscaping and other associated technical considerations. Having carefully assessed these matters against the relevant provisions of the Development Plan, the National Planning Policy Framework and all other material considerations, the Local Planning Authority is satisfied that the detailed proposals would result in an acceptable form of development.

The proposed dwellings are considered to integrate satisfactorily with the character and appearance of the surrounding area, provide an acceptable standard of accommodation for future occupiers, safeguard the amenity of neighbouring properties, and provide appropriate access, parking and ecological enhancements. Furthermore, having regard to the site's location within Flood Zone 1 and the limited extent of any identified surface water flood risk, no technical matters have been identified that would justify the withholding of consent.

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RECOMMENDATION:

That Technical Details Consent be GRANTED, subject to the 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, application form and documents.

Application Form. Received on 19 May 2026

Planning and Design and Access Statement. Received on 19 May 2026

LPC 6033 EX 01 Rev A. Location Plan. Received on 05 May 2026

LPC 6033 EX 02. Existing Site Plan. Received on 05 May 2026

LPC 6033 PR 10 Rev A. Proposed Site Plan. Received on 29 June 2026

LPC 6033 PR 11. Proposed Floor Plans. Received on 05 May 2026

LPC 6033 PR 12 Rev A. Proposed Elevations. Received on 21 July 2026

2625DWG01 Proposed Access, Parking Layout and Vehicle Tracking. Received on 29 June 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 be as stated on the supporting documentation and material schedule.

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

4. Remove PD Rights WE3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

5. Before the development hereby permitted is first occupied the first floor windows in the side elevations of each property shall be glazed with obscure glass only and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

6. Prior to first beneficial occupation, details of the number, design and locations of ecological enhancement features including bat and bird boxes shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

INFORMATIVE

VEHICLE CROSSOVER

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. 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 footway, footpath, 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