

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03667
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	25 Watergates, Colerne, SN14 8DR
DEVELOPMENT DESCRIPTION:	Replacement Garage and Gates
RECOMMENDATION:	That Planning Permission be GRANTED

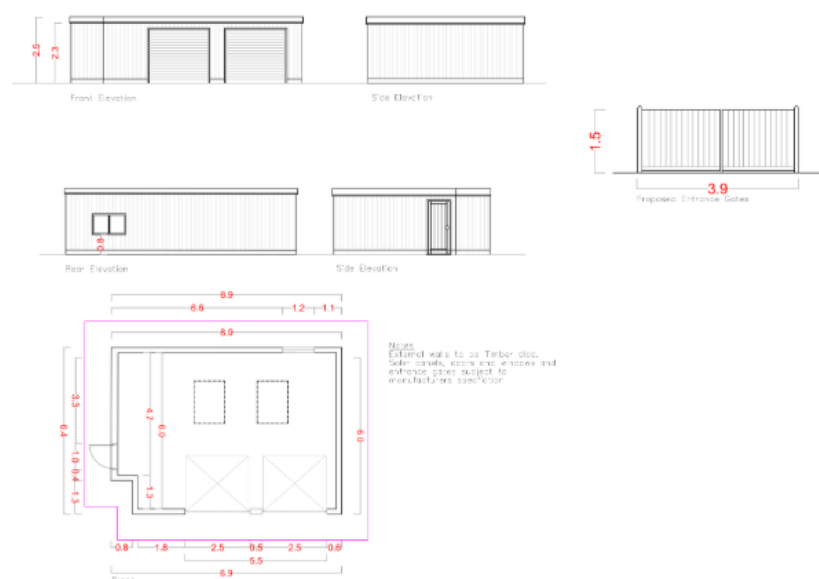
PROPOSAL

The proposal seeks planning permission for the erection of a garage following the removal of the former garage, which was recently demolished due to its poor condition and state of disrepair, and the addition of gates on the entrance to the site.

The proposed development comprises a detached garage building measuring approximately 8.9 metres in length and 6.0 metres in width, providing secure covered parking and ancillary storage space. The building is of a simple and functional design, featuring a flat roof with a maximum height of 2.5 metres. The external walls are proposed to be finished in natural timber cladding.

The south-west (front) elevation will incorporate two garage doors, whilst the north-west (side) elevation will contain a single pedestrian access door. A window is proposed on the north-east (rear) elevation, positioned towards the left-hand side. In addition, two solar panels are proposed on the flat roof.

The proposed entrance gates would measure 1.5 metres in height and 3.9 metres in width. The submitted site plan shows that the gates would be located a minimum of 5 metres from the highway and would open inwards.



Proposed Elevations

SITE DESCRIPTION/CONTEXT

The application site comprises a detached two-storey dwelling constructed of Bath stone, situated on the outskirts of Colerne, Wiltshire. The property is accessed via a rural lane and is set within a generous residential curtilage. A split-level driveway provides access to the dwelling and associated garden areas, with parking located to the end of the drive. The north-east boundaries are well screened by mature trees and established vegetation, while the western boundary benefits from mature hedgerow planting, contributing to the site's private and verdant character. The surrounding area is characterised by low-density rural development interspersed with open countryside.

The application site is subject to a condition that removed permitted development rights and states that no garages, sheds, greenhouses, or other ancillary domestic outbuildings shall be erected anywhere within the site shown on the approved plans. Additionally, a further condition specifies that there shall be no additions, extensions, or enlargements to any building forming part of the development hereby permitted. This condition was imposed as part of planning permission ref. 16/11326/FUL for an extension to the dwelling.

The application site is subject to the following planning policy constraints, it is located within the Cotswolds National Landscape, the Colerne Conservation Area, and the West Wiltshire Green Belt. The site also falls within the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
16/11326/FUL	First floor side extension & rear extension follow	Approved January 2017
16/07808/PREAPP	First floor extension to side	Pre-Application August 2016
N/93/02255/FUL	Single storey extension to dwelling extension	Approved January 1994
N/90/00454/OUT	Erection of new house and garage	Refused April 1990

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Colerne Neighbourhood Plan 2021 to 2036

Wiltshire Design Guide: Appendix D

- Design Guidance for Householder extensions

Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places
- Section 15: Protecting Green Belt land
- Section 16: Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Colerne Parish Council: No objection

Wiltshire Council Highways: No objection - This comment was received prior to the submission of the amended site plan.

The application seeks permission for a replacement garage and gates. The site is located with existing access onto Watergates, a C Classified section of public highway subject to a speed limit of 60mph.

The proposals seek to replace an existing timber garage/storage structure to provide a new double garage with storage. This is set back within the site with space for turning which would allow vehicles to enter and exit the public highway in a forward gear. The proposed gates are not set back from the public highway sufficiently; this would lead to vehicles obstructing the free flow of traffic on Watergates and therefore a minimum set back from the edge of the carriageway of at least 5m is required. In addition to this the gates are shown opening into the public highway, which is not acceptable for the same reasons above, therefore the applicant can either provide plans detailing the correct set back and opening for the gates or this can be conditioned as part of any approval process.

The principle of the replacement garage and new gates on the access would not be considered a detriment to the public highway provided the advice with siting and opening for the gates can be rectified or conditioned as follows: any gates shall be set back 5m from the edge of the carriageway, such gates to open inwards only.

REPRESENTATIONS

The application was publicised by direct neighbour letter and stie notice erected at the application site. No representations have been made.

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.

Principle of development

The proposed development comprises the construction of a replacement garage on the site of a former garage that has been removed due to its poor state of repair, and the installation of entrance gates. The proposed garage is of a similar footprint to the structure of the former garage that it replaces.

The principle of development is considered acceptable in this residential context. However, as the application site is located within the West Wiltshire Green Belt, it is necessary to assess whether the proposal constitutes inappropriate development for the purposes of Chapter 13 of the National Planning Policy Framework (NPPF). This assessment is set out in the subsection below. The proposal must also be considered against all other relevant development plan policies and material considerations, with these matters addressed in the subsequent sections of this report.

Green Belt:

The application site lies within the West Wiltshire Green Belt. Section 13 of the National Planning Policy Framework (NPPF) states that the construction of new buildings in the Green Belt should be regarded as inappropriate development unless it falls within one of the listed exceptions.

The applicant contends that the proposal constitutes the replacement of an existing building and therefore falls within the exception set out at Paragraph 154(d) of the NPPF. However, the garage which formerly occupied the site has been removed prior to the submission of the application. As there is no existing building to replace, the proposal cannot reasonably be regarded as a replacement building for the purposes of Paragraph 154(d).

Notwithstanding this, the proposal has been assessed against Paragraph 154(c) of the NPPF, which permits the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building. Whilst the proposal involves the erection of a detached garage, it would remain ancillary to the host dwelling and

would be sited wholly within the established residential curtilage. Whilst not attached it would be physical well related to the dwelling.

In considering the impact of the proposal on the openness of the Green Belt, it is noted that planning permission 16/11326/FUL removed permitted development rights for garages, sheds, greenhouses and other domestic outbuildings, together with rights for further extensions and enlargements. These restrictions were imposed to control future development at the site and to safeguard the openness of the Green Belt.

However, historic aerial photography and satellite imagery demonstrate that a garage was present on the site at the time planning permission 16/11326/FUL was granted and when the associated planning conditions were imposed. Although that garage has subsequently been removed due to its poor state of repair, the current proposal seeks to erect a replacement structure of broadly comparable scale, form and function in substantially the same location.

Consequently, the proposal would not introduce a materially greater amount of built development than that which existed when planning permission 16/11326/FUL was granted. It would effectively reinstate a building that formed part of the site when planning assessed the acceptability of development within the Green Belt and imposed the relevant planning conditions.

Taking these factors into account, the proposal is considered to not be inappropriate development in the Green Belt because it would be an extension or alteration of a building that would not be disproportionate over and above the size of the original building. Accordingly, the proposal is not considered to constitute inappropriate development within the Green Belt and would accord with the relevant provisions of Section 13 of the NPPF.

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.

The proposed development is modest in scale and closely reflects the form, design and appearance of the existing garage structure that it would replace. Likewise, the proposed gates are modest in nature and would have a limited impact on the character and appearance of the surrounding area. The use of timber cladding is considered appropriate within this rural setting and would complement both the host dwelling and the wider local character. The proposed flat roof replicates the existing arrangement and would not appear incongruous within the context of the site.

Whilst detailed specifications of the proposed windows, doors and external materials have not been provided, these matters do not materially affect the overall assessment of the development.

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

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The proposed development is not considered to result in any significant loss of light or overshadowing to neighbouring properties. Given the scale, siting and height of the extension, any reduction in daylight or sunlight would be limited to the immediate area surrounding the structure, predominantly within the residential curtilage of the host dwelling. As such, the proposal would not give rise to a harmful impact on the living conditions of neighbouring occupiers.

The proposal is also considered acceptable in terms of privacy. Whilst a new window is proposed on the elevation facing Beaters Retreat, the outlook from this elevation is primarily towards open garden land and paddock beyond, rather than neighbouring private amenity space. As such, any perception of overlooking would be significantly reduced. Furthermore, no direct overlooking of No. 27 Watergates would occur given the separation distance between the properties and the absence of windows or doors that would afford direct views into the private rear garden.

The development would not result in an overbearing or visually intrusive form of development. The proposed structure is comparable in scale and massing to the former garage that it replaces and has been designed using materials that are sympathetic to the character of the host dwelling and surrounding area. Consequently, it is not considered to have an unduly dominant or oppressive impact on neighbouring properties.

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 was referred to the Highway Authority for consultation, as it includes the installation of access gates. Subject to the gates being set back a minimum of 5 metres from the highway and opening inwards towards the site, no objection is raised on highway safety grounds. The revised site plan demonstrates compliance with these requirements.

Accordingly, the proposed development would not give rise to any adverse impacts on highway safety. Adequate parking and turning areas are provided in accordance with Wiltshire Council's adopted parking standards, and the proposed access arrangements are considered 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.

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site is located within the Colerne Conservation Area but is some distance from any listed buildings. Whilst the host dwelling is clearly of some age and constructed of traditional stone, it is not itself a listed building.

Owing to the existing boundary treatments and the siting of the proposed garage, the structure would be reasonably screened from public views within the Conservation Area. Furthermore, the proposed garage would be comparable in scale and design to the former garage on the site and, as such, would not appear incongruous or result in harm to the character or appearance of the Conservation Area.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The site lies within the Core Area of the Bath Special Area of Conservation (SAC). However, having regard to the limited scale and nature of the proposed development, no direct impacts on the designated habitats or ecological features of the SAC are anticipated. The scale and nature of development is such that harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

National Landscape

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

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting

the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Whilst situated within the Cotswolds National Landscape, the proposal is limited in scale and would remain well contained within the established residential curtilage. Given its close association with the former garage and host dwelling, the development would not constitute sprawl into the open countryside nor result in harm to the character and appearance of the surrounding landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cotswolds National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 of the NPPF in conserving and enhancing the National Landscape.

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. FULL PLANNING PERMISSION - COMMENCEMENT 3 YEARS

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. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location 5205 01 received 09 June 2026
- Site Plan 5205 02 received 09 June 2026
- Plans and Elevations drawing number 5205 03 received 09 June 2026
- Proposed Site Plan drawing number 5205 04 rev C received 23 July 2026
- Planning Statement received 09 June 2026

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