

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03595
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Manor Farm, 10 Purton Stoke, Swindon, SN5 4JG
DEVELOPMENT DESCRIPTION:	Erection of a single-storey detached garden shed
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a timber shed within the private garden of this large, detached, residential property. The host property is two and a half storey and has its main private garden to the west of the site and parallel with the highway. The proposed shed would be sited in the north-western corner of the garden with its main front elevation facing east towards the dwelling. The shed would measure approximately 7.7m wide, 4m deep, eaves at 2.1m and overall ridge height at 2.5m. A pair of double doors only are proposed on the eastern elevation. In terms of construction the shed would have oak shiplap cladding left untreated, grey felt shingles to the roof and the door would be oak ledged and braced with vertical boards.

It is stated in the submitted application form that the works have already commenced on site and therefore the proposal is retrospective in nature.

SITE DESCRIPTION/CONTEXT

Manor Farm is a large, two and a half storey dwelling in Purton Stoke which fronts onto the main highway through the village. The main private garden, which is quite spacious, lies to the west of the property and is bounded by the highway to the south and an original brick wall. The settlement of Purton Stoke is characterized by a ribbon of residential development, with most properties fronting onto the highway. The village is characterized by a wide variety of properties in terms of age, scale, architecture and design. Whilst there is no settlement boundary or Conservation Area, there are a number of Grade II listed buildings, with Manor Farm being one of them.

PLANNING HISTORY

There is a significant planning history on the site and on adjacent sites, but none that are considered to impact upon the determination of the current proposal, which relates solely to a shed within the private amenity space of the dwelling.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Purton Neighbourhood Plan – Made November 2018

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

WC Conservation Officer: No Objection

REPRESENTATIONS

No comments were received.

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.

The proposed shed, whilst large, is not considered out of scale or context with the large private garden in which it sits. There would be glimpses of the structure above the boundary wall when passing, but its location and orientation in the northern of the garden reduces the visual impact and it would be seen against the backdrop of built form in that location. Its scale is also considered proportionate to the scale of the main dwelling, which as previously advised, is a large two and a half storey dwelling.

The natural timber materials, which will silver with age are considered appropriate and would help assimilate the structure against the stone walls of the host dwelling and adjacent properties.

A condition to ensure that the structure is retained in this location and with the elevational materials is considered appropriate and necessary and can be appended to any 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 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.

Whilst set close to the common boundary with the adjacent dwelling to the west, it would be offset from the tall, brick wall that divides the two sites and which is approximately 1.8m tall in that location. It is noted that the adjacent dwelling to the west has glazed openings on its rear (northern) elevation, and whilst the shed would be visible above the wall, its limited eaves height and slack roof slope are not considered to result in such overshadowing or loss of outlook to justify a reason for refusal in this instance.

As previously advised, the base for the shed has already been installed on site, but the height is no higher than the adjacent grassed area of the garden.

It is noted that no letters of representation have been received.

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

Heritage Impact

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 Policy CP57: '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 Council's Conservation Officer has assessed the proposal in terms of potential impact upon the heritage asset of the dwelling and its curtilage boundary treatment and there is no objection. It is reported that the impact of the proposal would be neutral as it is sited in a corner where historically, there was a former outbuilding.

As such, the proposal, by virtue of its scale, design, and use of materials, is considered to preserve the setting of the listed building and it would not result in harm to the significance of that 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.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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 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 retained in accordance with the following approved plans and documents, all received on 08 June 2026

Application Form

Location Plan

Block Plan

002 Proposed Floor Plan

003 Proposed Elevations and Materials Detailing

2 The materials used in the construction of the external surfaces of the development hereby permitted shall be as stated on the plans hereby approved and shall be retained as such in perpetuity.

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