

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00243
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Midge Hall, Coped Hall, Royal Wootton Bassett, Swindon, SN4 8ER
DEVELOPMENT DESCRIPTION:	Construction of a wooden garage, access track, partial removal of boundary wall for the relocation of existing field access, and associated hardstandings. In replacement of the existing extant permission. PL/2024/07493)
RECOMMENDATION:	That Planning Permission is GRANTED subject to conditions.

SITE DESCRIPTION/CONTEXT

The application site relates to a small parcel of grassland locating to the east of the main dwelling, Midge Hall. Midge Hall is a two-storey dwelling and a Grade II Listed Heritage Asset. The stone boundary wall surrounding the perimeter of Midge Hall is considered to be curtilage listed. The southeastern section of this stone boundary wall and the adjacent land are subject to the proposals this application relates to.

The site is located outside any defined settlement boundary, within the open countryside for planning purposes within the constituency of Lydiard Tregoze, which does not currently benefit from a Neighbourhood Plan.

There is a Public Rights of Way footpath, LTRE15, approximately 61 metres to the east running north and south. The site lies within Flood Zone 1. There is a risk of groundwater flooding with groundwater levels between 0.025m and 0.5m below the ground surface. Part of the access path to the site lies within an area identified to be at risk of flooding from surface water at 1 in 100 year extent.

PROPOSAL

This application seeks planning permission for the erection of a detached wooden garage, relocation of the access track through alterations of the existing curtilage-listed brick boundary wall, and associated hardstanding to be used ancillary to the residential property at Midge Hall, Coped Hall, Royal Wootton Bassett.

The proposed garage would be approximately 13 metres by 9 metres and 5 metres high to its ridge. It comprises with a half-hip clay tile roof over weatherboard walls erected on a brick plinth, with a weatherboard, cat-slide, extensions under sloped corrugated tin roof. The submitted Design and Access Statement stated that the building will be used exclusively by the applicant for garaging of cars and personal use to pursue his hobby of renovating classic cars, and cars of interest.

To support the application, a Heritage Statement and Biodiversity Net Gain (BNG) Metric have also been submitted, and the proposed block and layout plans also show additional planting to meet the mandatory BNG requirement.

Following concerns raised by officers, one set of amended plans has been submitted. The amendments include a reduction of the red line boundary; as such, it is not necessary to carry out a statutory re-consultation with all interested parties in this instance. The assessment within this report has been undertaken on the basis of the revised plans.

PLANNING HISTORY

Proposal / Summary
PL/2024/07493 - Full planning permission Decision - Approve with Conditions Date: 8/11/2024 – Construction of a wooden garage and associated hardstandings.
PL/2024/11677 - Biodiversity Gain Plan Discharge of Condition Application Decision - Approve Date: 24/2/2025 – Application for the approval of the Biodiversity Gain Plan following PL/2024/07493
PL/2025/02565 - Full planning permission Decision - Refuse Date: 18/9/2025 – Construction of a wooden garage, access track, and associated hardstandings

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

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 and Cricklade Community Area
- 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;
- Core Policy 60 Sustainable Transport;

- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

Saved policies of the North Wiltshire Local Plan:

- None relevant.

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. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and carries no weight for decision making.

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

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)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

The following is a summary of consultation responses. Comments in full are published online.

WC Conservation: No objection subject to landscaping details being secured by condition

The Conservation Officer identified concerns regarding the adequacy of the submitted landscape information, particularly the omission of existing trees from the plans, the relationship between those trees and the proposed garage, and the suitability of the proposed replacement planting. The officer nevertheless considered that, subject to revisions to the landscaping proposals, the development would have only a minor effect on the setting of the listed building and would be acceptable.

WC Ecology: No comment

WC Highways: No comment

Lydiard Tregoze Parish Council: Comment

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 near the site;
- An advertisement placed in the local press.

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

No comments were received at the time of writing.

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

Wiltshire Core Strategy Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) set out the spatial strategy for sustainable development across Wiltshire. Core Policy 19 sets out that development in the Royal Wootton Bassett and Cricklade Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. Those policies direct new development towards sustainable locations.

Assessment

Planning permission is sought for the erection of a detached garage for the applicant to keep vehicles and renovate classic cars and cars of interest as a hobby (not for commercial purposes), albeit on land not forming part of the dwelling's residential curtilage. Whilst the provision of a garage would normally be expected to be within the residential curtilage, it is important to note that Midge Hall is a Grade II listed building and any new structures must be carefully located and designed to preserve the significance of the heritage asset and its setting.

The principle of development for a garage in this location has previously been accepted under planning permission PL/2024/07493 and the relevant policy context has not materially changed since that decision. Notwithstanding this, it is reasonable to consider the principle of the proposed development on its own merits as part of the assessment of the current application.

The site is located within the open countryside, where there is a general presumption against new development unless it accords with one of the exceptions identified in Core Policy 2 and paragraph 4.25 of the Wiltshire Core Strategy.

Whilst the proposed garage would extend beyond the established residential curtilage and does not fall within the specific exceptions for development in the open countryside identified by Core Policy 2, significant weight is afforded to the ancillary nature of the development. The proposal would remain functionally and physically related to Midge Hall, would not create a separate planning unit, introduce a new use, or materially intensify activity at the site. Furthermore, planning permission has previously been granted for a garage serving the dwelling and the current proposal has been designed and sited having regard to the significance and setting of the Grade II listed building. Given its limited scale, domestic function, and absence of identified harm to the character of the countryside, landscape, heritage assets, residential amenity or highway network, the proposal is considered acceptable on balance.

Accordingly, the principle of development is considered acceptable, subject to a condition requiring the garage to remain ancillary to the residential use of Midge Hall. Such a condition is considered necessary, relevant and reasonable. Furthermore, given its scale and siting, it is also considered necessary, relevant and reasonable to impose a condition removing permitted development rights for the conversion of the proposed garage into habitable accommodation.

Conclusion

The proposal, including the provision of an ancillary garage and extension of the existing residential curtilage in this case, is considered acceptable in principle, having regard to its domestic and incidental relationship with Midge Hall and subject to compliance with the remaining policies of the development plan.

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.

Assessment

It is noted that the site is not located within a designated or protected landscape. Nevertheless, the proposed development would be visible from Public Right of Way footpath LTRE15. Visibility of the site is limited to approximately 87 metres of the footpath to the south-east, where the closest views are obtained. Wider and longer-distance views from the remainder of the route are largely screened by the surrounding topography, established vegetation, landscape features and intervening built form.

The proposed materials, scale and form are considered acceptable and in keeping with the character and appearance of the site, the main dwelling at Midge Hall and surrounding areas.

Given the application site is within the setting of a listed building and the proposal involves alterations to the boundary wall which is considered to be curtilage-listed, a detailed assessment of the heritage impacts is provided later in this report.

Conclusion

The proposal is considered in accordance with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the provisions set out in the NPPF.

Impact on Heritage Assets

Policy Context

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 (Planning Permission) 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.

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. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”.

Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

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.

Assessment

The application seeks to erect a new garage outbuilding of a barn-style design, comprising timber frame and horizontal timber boarding clad on a brick plinth with clay roof tiles. This proposal would also include alterations to an existing curtilage-listed brick boundary wall to facilitate the relocation of the existing field access, together with associated hardstanding and landscaping works. The proposed garage would be sited to the east of Midge Hall, a Grade II Listed Building, adjoining a curtilage-listed garden boundary wall.

The significance of Midge Hall derives principally from its historic and architectural interest. The building is a well-preserved example of an eighteenth-century vernacular farmhouse, subsequently refaced in the early nineteenth century, displaying high-quality materials, craftsmanship and detailing that contribute positively to its special interest.

The application is supported by a Heritage Statement, detailed plans, material specifications and cross-sectional drawings, which together provide sufficient information to assess the impact of the proposals on the significance and setting of the heritage assets.

The proposed garage would be orientated with its principal elevation facing south, reflecting the established arrangement of Midge Hall. The building would be positioned behind the principal frontage of the listed dwelling and would consequently occupy a clearly subordinate role within the site.

In terms of scale, massing and height, the proposed garage would be significantly smaller than Midge Hall. When viewed in the context of the existing ancillary buildings and extensions associated with the property, the development would appear as a logical and sympathetic addition to the site and would integrate successfully within the wider setting of the listed building.

The proposed materials are also considered appropriate. The palette of timber cladding, brickwork and clay roof tiles would reflect the character of traditional agricultural buildings historically associated with the former farmstead to the south. As such, the design draws upon the local vernacular and reinforces the historic rural character of the site, thereby contributing positively to the setting of the heritage asset. It is considered necessary and reasonable to impose a condition to ensure the materials used would match the details submitted.

The relocation of the field access would necessitate the formation of a new opening within the curtilage-listed brick boundary wall and the infilling of the existing opening using salvaged materials from the wall itself. Whilst this would result in an alteration to the wall, it would not lead to a net loss of historic fabric, as the existing materials would be retained and reused in the reinstatement works. The proposal therefore preserves the evidential and historic value of the boundary wall.

The Council's Conservation Officer raises no objection to the development in principle, although comments have been made regarding the proposed landscaping scheme. Specifically, amendments to the proposed tree species and additional planting details have been requested. The Conservation Officer also identified concerns regarding the omission of existing trees from the submitted plans and the need to better demonstrate the relationship between the proposed garage, existing mature trees and the setting of the listed building. Those trees make a positive contribution to the significance and setting of Midge Hall, particularly in views of the principal elevation from the south. Notwithstanding these concerns, there is no indication that any significant existing trees would be removed as part of the development. The Local Planning Authority is satisfied that sufficient information has been provided to assess the siting, scale, design and heritage impacts of the proposed garage. The outstanding matters relate to the detailed composition of the landscaping scheme and the protection and integration of existing trees, which can appropriately be secured through a planning condition requiring the submission and approval of a revised landscaping scheme prior to above-ground works.

Having regard to the scale, siting, design and materials of the proposed development, together with the proposed treatment of the boundary wall and the submission of a revised landscaping scheme secured by condition, it is concluded that the proposal would preserve the significance and setting of the Grade II listed building and would not result in harm to the curtilage-listed boundary wall.

Conclusion

Accordingly, the proposal would preserve the significance and setting of the Grade II listed building, as well as the historic fabric of the curtilage-listed boundary wall. Subject to landscaping details secured by condition, no heritage harm has been identified and the balancing exercise in Chapter 16 of the NPPF is therefore not engaged. The proposal accords with Core Policies 57 and 58 of the Wiltshire Core Strategy, Historic England guidance, the NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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, such as overlooking, overbearing, overshadowing, and noise.

Assessment

The site is located adjacent to an existing wall of Midge Hall and it would be approximately 23 metres away from the nearest boundary. Given its scale, height and the separation distance from neighbouring properties, it is not considered that the proposal would give rise to unacceptable overlooking, overbearing, overshadowing and noise-related harm to any neighbouring amenities.

Conclusion

The proposal is in accordance with Core Policy 57 (point vii) of Wiltshire Core Strategy and the provisions of the NPPF.

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.

Assessment

The proposal would introduce an additional garage to be used ancillary to the dwelling at Midge Hall.

The Local Highway Authority has been consulted, and no comments have been made. Given the ancillary nature of the proposed development, it is not anticipated to generate a material increase in vehicle movements on the local highway network. Accordingly, subject to the use remaining incidental to the residential occupation of the site and not being used for any commercial purpose, the proposal is not considered to bring upon harm to the local highway network. A condition to ensure the proposed outbuilding is to remain ancillary in nature and used for domestic purposes is considered to be sufficient.

Conclusion

It is clear that the proposal would not result in significant harm to the public highway and therefore considered in accordance with the relevant highway policies of the WCS.

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

In line with NPPF and with CP50, applications that do not fall into the category where BNG is

required, must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, it is expected that gains for biodiversity, relevant to local habitats and wildlife populations will form part of the proposed development.

This is a full planning application including a proposal which is not considered to fall within the exemptions from BNG requirements. The application is supported by a Small Sites Metric establishing the habitat baseline of the site as well as incorporated tree planting works as part of the proposal, which are considered sufficient for the LPA to be satisfied of how the proposed 10% BNG would be secured. In any case, a mandatory BNG informative would be attached to any planning permission granted to remind the applicant of the biodiversity net gain requirements

The site is not within or in proximity to any ecological designations, and there are no recorded presence of priority habitats or species identified in the Council's records within the application site. Given the nature of the proposal it is not considered to result in unacceptable harm to the biodiversity on-site.

Conclusion

The application is subject to BNG requirements and the proposal is in accordance with Core Policy 50 of the Wiltshire Core Strategy.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Assessment

Given the nature and scale of the proposed development, it is not considered that there would be any increase flood risk as a result of the proposed development.

Conclusion

The proposal is in accordance with Core Policy 67 of the Wiltshire Core Strategy.

PLANNING BALANCE AND CONCLUSION

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, heritage, landscape, highway safety, flood risk and drainage, ecology and biodiversity impacts, subject to the recommended conditions and any necessary mitigation measures.

No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above.

Accordingly, the proposal is considered acceptable in planning terms and 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.

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:

Location Plan; P1-3 Rev 2; received 17 April 2026
Proposed Layout; P4-3 Rev 2; received 17 April 2026
Block Plan 3; CBP2-3 Rev 2; received 17 April 2026
Proposed Garage Site Levels; SL1 Rev 0; received 6 May 2026
Proposed Garage Floor & Elevations; P3-3 Rev 2; received 6 May 2026
Weatherboard cladding photo example; received 6 May 2026
Proposed Access Wall; PAW1 Rev 2; received 11 May 2026
Listed Materials Information; dated May 2026; received 12 May 2026

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

3. Prior to above-ground works, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- all hard and soft surfacing materials.

The approved landscaping scheme shall be carried out in accordance with the approved details during the first planting season following the first use of the garage, or completion of the development, whichever is the sooner.

Any trees, shrubs or plants that, within a period of five years from the completion of the approved landscaping scheme, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development, the protection of existing important landscape features and preservation of the heritage asset.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020) or any Order revoking or re-enacting or amending that Order with or without modification, the garage hereby permitted shall not be converted into habitable accommodation, and shall only be used for the keeping of vehicles ancillary to the host dwelling, Midge Hall, and it shall not be used for any commercial purposes.

REASON: In the interest of highway safety, and that the site 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.

5. 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 stated within the application form received 13 January 2026, the Listed Materials Information received 12 May 2026, and the Weatherboard cladding photo example received 6 May 2026.

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

INFORMATIVES:

Building Regulations

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.

Biodiversity Net Gain required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.