

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03876
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Hilldrop Farm, Greenhill, Royal Wootton Bassett, Swindon, SN4 8EH
DEVELOPMENT DESCRIPTION:	Proposed erection of a garage
RECOMMENDATION:	Approve With Conditions

SITE DESCRIPTION/CONTEXT

The application site relates to Hilldrop Farm, Greenhill, Royal Wootton Bassett, SN4 8EH. The site comprises an established agricultural holding and the residential curtilage of Hilldrop Farmhouse, a permanent agricultural worker's dwelling approved under planning permission 15/12765/FUL. The farmhouse is accessed via an existing private access track connecting to the public highway and is associated with a number of agricultural buildings that form part of the wider farmstead. The farmyard is located immediately north-east, with agricultural land to all other boundaries. The closest neighbouring residential dwelling is located 280m south of the development along the lane.

The site is located outside any settlement boundary defined by the Wiltshire Core Strategy and is therefore in the open countryside in planning terms, with the closest settlements being the Large Village of Purton and the Small Village of Lydiard Millicent.

Public Right of Way LMIL27 runs along the southern boundary of the dwelling, with a number of other footways crossing the surrounding adjacent farmland. The site is located in Flood Zone 1; fluvial flooding is located outside the area of development but is located to the north and south of the domestic cottage, with a significant risk from surface water flooding with 1 in 30 and 1 in 100 events within 10- 15 m to the south and 25- 30 m to the north.

The site is not located within a Conservation Area, National Landscape (formerly AONB), National Park, Green Belt or World Heritage Site. However, it is located in the North Meadow and Clattinger Farm Special Area of Conservation (SAC) 9.4km outer buffer Zone.

The site is subject to the following key constraints and designations:

- Flood Zone 1 (low probability of flooding)
- Outside Designated Settlement boundary
- North Meadow and Clattinger Farm Special Area of Conservation (SAC) 9.4km outer Buffer Zone.

PROPOSAL

The application seeks full planning permission for the erection of a detached two-bay garage within the residential curtilage of Hilldrop Farmhouse. The garage be site to the east of the

dwelling and would provide secure covered parking and ancillary domestic storage associated with the existing dwelling, with access to be taken from the existing vehicular access serving the farmhouse, and no alterations to the existing access arrangements are proposed.

The proposed building would be single storey with a floor area of 42.25 square metres. The unit would measure 6.5m by 6.5m with a ridge height of 6m and eaves height of 2.3m.

It would be constructed using an oak frame with timber panel walling beneath a slate roof, with a concrete floor and an area of hardcore surfacing to the front to facilitate vehicle access from the existing driveway.

During the course of the application, a replacement location plan was submitted to clarify the relationship between the application site and the adjoining highway, including the existing access arrangements serving the property. The revised plan does not alter the description of development, the siting, scale, extent or red line application boundary associated with the proposed garage, nor does it introduce any changes to the nature or scope of the development for which permission is sought. The additional information is considered to be clarificatory in nature and has not resulted in any material change to the proposal. In these circumstances, it is considered that no party would be prejudiced by the submission of the amended plan and that further consultation or re-publicity is not required.

PLANNING HISTORY

Proposal / Summary
PL/2024/01880 - Prior notification: Road (agricultural/forestry) Decision - Prior Approval Not Required Date: 20/3/2024 – Proposed hardcore track and concrete yard renewal
21/01031/FUL - Full planning permission Decision - Approve with Conditions Date: 23/4/2021 – Livestock building, for the winter housing of beef cattle
15/12765/FUL - Full planning permission Decision - Approve with Conditions Date: 4/3/2016 – Erection of an Agricultural Workers Dwelling and New Vehicular Access
15/06985/OUT - Outline Planning Decision - Approve with Conditions Date: 19/10/2015 – Outline Application for the Erection of an Agricultural Workers Dwelling and New Vehicular Access.
15/06986/FUL - Full planning permission Decision - Approve with Conditions Date: 2/10/2015 – Erection of a Six Bay Portal Framed Cattle Building (Part Retrospective). Erection of a Three Bay Portal Framed Agricultural Storage Building. Construction of an Open Manure Store.

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 and Cricklade Community Plan
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 67 Flood Risk;

Neighbourhood Plan:

Lydiard Millicent Neighbourhood Plan (2021).

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)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the proposal constitutes EIA development
- 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 have an acceptable landscape impact (CP 51)
- 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)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways: No objection

WC Ecology: No relevant comments

Parish/Town Council: No objection

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;

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

No public representations were received in response to this application.

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.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the local planning authority has considered whether the proposed development constitutes EIA development.

No formal screening opinion was requested or issued. However, the local planning authority has considered the scale and nature of the development as part of the application process and is satisfied that it does not constitute EIA development under the 2017 Regulations.

In reaching this view, regard has been had to the criteria set out in Schedule 2 of the EIA Regulations, including the scale, location and characteristics of the development. The proposal does not meet the relevant thresholds, nor is it considered likely to give rise to significant environmental effects by reason of factors such as its size or location.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

NPPF Policy DM3 is to ensure that development proposals are determined in a positive, proportionate and timely manner, with decisions based on relevant planning considerations,

appropriate consultation, and a constructive approach that seeks to support sustainable development and approve proposals that accord with the development plan and other material considerations.

Policy S5 supports certain forms of development outside settlements, unless the benefits would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. Policy DP3 supports development proposals that respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.

Assessment

The application seeks planning permission for the erection of a detached two-bay garage within the established residential curtilage of Hilldrop Farmhouse. The dwelling was approved under planning permission 15/12765/FUL as an agricultural worker's dwelling and was considered acceptable in this countryside location due to its functional relationship with the agricultural enterprise operating from Hilldrop Farm. The dwelling has subsequently been implemented and remains a lawful residential use associated with the wider farmstead.

The site lies outside any defined settlement boundary and is therefore located within the open countryside for planning purposes. Whilst Core Policies 1 and 2 of the Wiltshire Core Strategy seek to direct new development towards sustainable settlements, the proposal does not involve creating a new dwelling, intensifying the site's residential use, or establishing a separate planning unit. Instead, the proposal relates to a domestic outbuilding that would remain incidental to the enjoyment of the existing lawful dwellinghouse and, in line with NPPF policy, can be read as an extension to an existing building rather than a new isolated form of development.

The garage would provide covered parking and domestic storage associated with the reasonable day-to-day needs of the occupiers of the dwelling. The structure would be located adjacent to the existing dwelling within the established residential curtilage and would form part of the existing group of residential and agricultural buildings at Hilldrop Farm. As such, the proposal would not represent an encroachment into the wider countryside nor would it undermine the settlement strategy established by the Wiltshire Core Strategy.

Conclusion

The proposal constitutes ancillary domestic development within the curtilage of an existing lawful dwelling and is not considered to give rise to any policy objection in principle. Accordingly, the proposal is considered acceptable in principle and accords with Core Policies 1 and 2 of the Wiltshire Core Strategy and the policy objectives of the NPPF.

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.

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.

Section 14 of the NPPF seeks to secure high-quality, sustainable and well-designed development that responds positively to local character and creates attractive, functional and enduring places. Policy DP3, requires development proposals to respond positively to their context and integrate with and enhance their surroundings.

Policy 19 of the NPPF emphasises the need to contribute positively to the natural environment. Development is required to conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings.

Assessment

In assessing the proposal, regard has been had to the character of the site, the design of the existing farmhouse approved under planning permission 15/12765/FUL, the relationship of the proposed garage to the existing farmstead, and the wider rural landscape setting.

The existing dwelling was originally approved as an agricultural worker's dwelling and was considered acceptable in terms of its siting, scale, design and relationship with the associated agricultural enterprise. The dwelling was intentionally positioned within the established group of agricultural buildings, reflecting its functional connection to the farm and ensuring that it did not appear isolated within the open countryside.

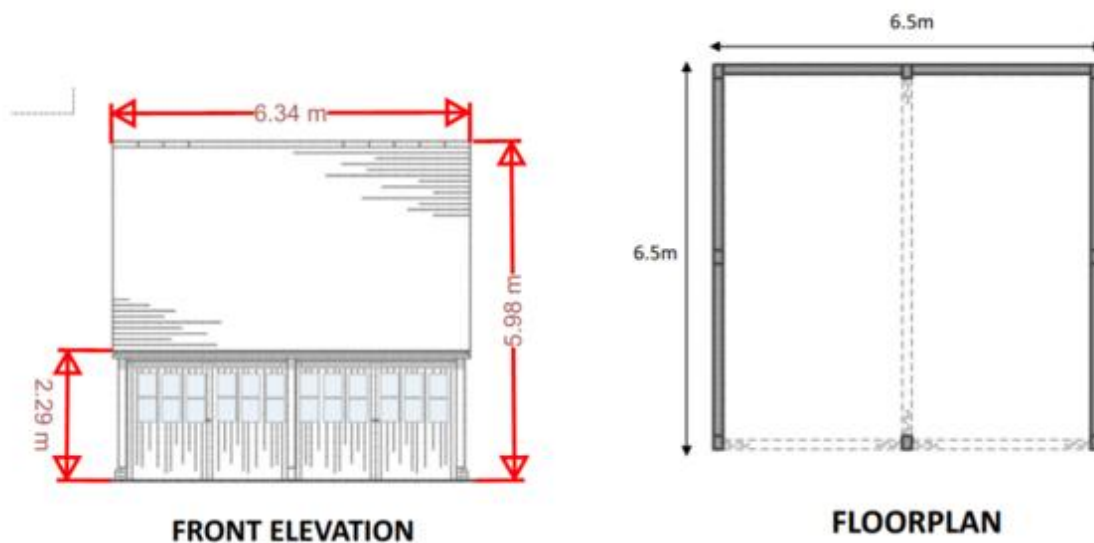
The proposed development comprises a detached two-bay garage positioned adjacent to the eastern side of the dwelling within the established residential curtilage. The garage would be sited on an area of domestic garden land comprising grassed and stone-surfaced areas and would not extend into the adjoining agricultural fields. The siting of the garage reflects the existing arrangement of buildings on the site and reinforces the established cluster of built form associated with the farmhouse and wider agricultural holding. As a result, the proposal

would read as a logical and functional addition to the dwelling rather than as an encroachment into the surrounding countryside.

In terms of design, the host dwelling (15/12765/FUL) is a substantial two-storey agricultural worker's dwelling measuring approximately 15.1m in length by 10.8m in depth, with a maximum ridge height of 7.1m and eaves height of approximately 2.4m. Its design is characterised by a traditional rural form, incorporating a steeply pitched slate roof with dormer windows serving the first-floor accommodation. The proposed garage would be significantly smaller in scale, with a footprint of approximately 42.25sqm and a ridge height of 6m. Whilst the garage adopts a similarly steep roof pitch and comparable eaves height to the dwelling, these features have been deliberately incorporated to reflect the architectural character of the farmhouse and create a coherent relationship between the buildings.



The garage would remain clearly subordinate to the dwelling by virtue of its single-storey form, reduced footprint, mass and ancillary function. Furthermore, the use of an oak frame, timber cladding and slate roofing reflects the materials palette of both the farmhouse and surrounding agricultural buildings, reinforcing its appearance as a traditional rural outbuilding. In this respect, the proposal responds positively to its context and would integrate with and enhance its surroundings through an appropriate scale, form and materiality, consistent with the objectives of Policy DP3.



Positioned adjacent to the dwelling within the established residential curtilage and existing group of farm buildings, the proposal would read as a natural extension of the farmstead rather than a separate or visually intrusive feature in the countryside. Consequently, the scale, massing, siting, form and materials of the development are considered appropriate to the site and would preserve the rural character and appearance of the area.

The proposal would not result in the loss of any established trees, hedgerows or other natural features of visual or ecological value and would be contained within the existing domestic curtilage. Given its modest scale and relationship to the existing built form, the development would integrate appropriately within its surroundings and would not adversely affect the character of the wider landscape, consistent with the aims of NPPF Policy N2.

The proposal would not extend built development significantly beyond the established limits of the farmstead, nor would it erode the open and rural character of the surrounding countryside. Instead, it would represent a modest ancillary structure associated with the lawful residential use of the site, maintaining the coherent appearance of the existing dwelling and agricultural complex. Accordingly, the proposal is considered to respond positively to its site context and preserve the character and appearance of the area.

Conclusion

Having regard to the assessment set out above, the proposal would preserve the character and appearance of the countryside, respond appropriately to its context, and integrate successfully with the existing farmhouse and agricultural setting. The development is therefore considered to accord with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide, Sections 14 and 19 of the National Planning Policy Framework.

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.

Policy P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, Policy P3(b) seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers. In assessing amenity impacts, regard should be had to matters including privacy, outlook, daylight and sunlight, overbearing impacts, noise and disturbance, and the overall quality of the living environment created by the development.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

Overlooking / Loss of Privacy

The proposed garage would be used for ancillary domestic parking and storage purposes and would not contain any habitable accommodation. The building incorporates no elevated openings or features that would facilitate overlooking of neighbouring land or properties. In addition, the nearest neighbouring dwelling is located approximately 280 metres from the site. Accordingly, the proposal would not result in any loss of privacy or overlooking impacts.

Loss of Light / Overshadowing

The proposed garage would comprise a single-storey structure with a footprint of approximately 42.25sqm, an eaves height comparable to that of the host dwelling, and a maximum ridge height of 6m. Having regard to its scale, height and position within the established residential curtilage, when considered in the context of the existing dwelling and the substantial separation distances to neighbouring properties, the proposal would not give rise to any material loss of daylight, sunlight or increased overshadowing to neighbouring occupiers. Although the garage would be positioned adjacent to the side elevation of the dwelling, it would be set back sufficiently to maintain access to the existing side entrance door, with a separation distance of approximately 0.69m. Furthermore, whilst the windows within the side elevation serve primary rooms, they are secondary windows and therefore do not represent the sole source of outlook or natural light to those rooms. Consequently, the proposal would not result in a significant adverse impact on the amenities of the occupiers of the host dwelling.

Overbearing Impact

The proposed garage would have a footprint of approximately 42.25sqm and, whilst incorporating a ridge height of 6m, would remain a subordinate domestic outbuilding in relation to the host dwelling. Given its siting within the established residential curtilage and the substantial separation distance of approximately 280m to the nearest neighbouring dwelling, the development would not appear unduly dominant, oppressive or visually intrusive when viewed from any neighbouring property. Accordingly, the proposal would not result in an unacceptable overbearing impact on the living conditions of neighbouring occupiers.

Noise

The proposed garage would be used for purposes incidental to the enjoyment of the existing dwelling, namely the parking of private vehicles and the storage of domestic items. The development is not expected to generate noise levels beyond those typically associated with a residential property. Furthermore, given the substantial separation distance to the nearest

neighbouring dwelling, together with the setting directly adjacent to a working sheep and cattle farm, as it lies between an agricultural working barn and the farmhouse, it is considered that the development would not give rise to any unacceptable noise or disturbance affecting the living conditions of neighbouring occupiers. Accordingly, the proposal is considered acceptable in amenity terms.

Conclusion

Having regard to the scale, siting and ancillary domestic nature of the proposal, it is considered that the development would not result in any unacceptable impacts upon the living conditions of neighbouring occupiers. The proposal therefore accords with Core Policy 57 of the Wiltshire Core Strategy and the amenity objectives of Policy P3 of the National Planning Policy Framework.

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. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Policies TR4 & TR8 of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety and the network of public rights of way are appropriately considered.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The proposal seeks permission for a detached two-bay garage sited adjacent to the eastern side elevation of Hilldrop Farmhouse. The building would provide two covered parking spaces and ancillary domestic storage associated with the existing dwelling. Access would be taken from the existing private access serving the property and no alterations to the established access arrangements are proposed.

Wiltshire Council Highways has raised no objection to the proposal. The proposal is not expected to generate any material increase in vehicle movements or place additional pressure on the local highway network. Adequate space exists within the site for vehicles to access, manoeuvre and park safely, and the development would provide secure covered parking within the curtilage of the dwelling.

The site is accessed via a private track which intersects Public Rights of Way LMIL10 and LMIL27, whilst part of the access route also follows Public Footpath LMIL28. The Highway Officer has confirmed that no objection is raised as the proposal itself would not restrict or interfere with the use of these routes. Furthermore, Policy TR8 of the NPPF seeks to protect and enhance the Public Rights of Way network. In this case, the proposed garage is sufficiently separated from Public Footpath LMIL27 and would not obstruct the route, adversely affect its users, or prevent continued access along the existing Public Rights of Way network. The garage is located wholly within the established residential curtilage and does not affect the alignment, availability or convenience of the Public Rights of Way. Subject to the applicant being made aware that no materials, plant or temporary structures should obstruct the routes during construction, the proposal is not considered to have any adverse impact upon the Public Rights of Way network and is consistent with Policy TR8 of the NPPF.

Conclusion

Having regard to the above, it is considered that the proposal would have no adverse impact upon highway safety, parking provision, network capacity or the operation of nearby Public Rights of Way. The proposal therefore accords with Core Policies 60, 61 and 62 of the Wiltshire Core Strategy and Policy TR4 & TR8 of the National Planning Policy Framework

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.

Section 19 of the NPPF requires that the planning authority ensures protection of important habitats and species in relation to development through minimising any adverse impacts on biodiversity and include features which support priority or threatened species. Proposals should use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: including for biodiversity.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. Particular regard has been given to Section 19 of the NPPF, which seeks to conserve and enhance the natural environment, protect existing natural features where possible, and secure measurable biodiversity improvements.

The proposal is located within the established residential curtilage of Hilldrop Farmhouse and would be constructed on an area of domestic garden and existing stone surfacing. Submitted details indicate that the development would not result in the loss of any trees, hedgerows, watercourses or habitats of particular ecological value. Existing garden planting would be retained, ensuring that the proposal remains integrated within its surroundings and accords with the objectives of Section 19 of the NPPF.

The submitted Design and Access Statement confirms that a new tree would be planted to the rear of the proposed garage. This additional planting would enhance biodiversity and contribute positively to the character of the site, while also supporting the integration of the development within the existing landscaped setting when viewed from the rear.

The submitted Biodiversity Metric demonstrates a biodiversity net gain of approximately 17.9%, exceeding the statutory minimum requirement of 10%. No hedgerow or watercourse habitats would be affected by the proposal, and there is no evidence of protected species or priority habitats likely to be impacted. Given the modest scale of the development, its location within maintained garden land, and the retention and enhancement of landscaping, any ecological effects are considered negligible.

It is also relevant that the proposal relates to a domestic garage which is development within the curtilage of an existing dwellinghouse meeting the definition of 'Householder application' within the Town and Country Planning (Development Management Procedure) (England) Order 2015. Such developments are exempt from the statutory BNG requirement.

The application site lies within the 9.4km consultation zone associated with the North Meadow and Clattinger Farm Special Area of Conservation (SAC). However, the proposal comprises a domestic garage ancillary and incidental to the existing lawful dwelling and would not result in the creation of a new dwelling, tourist accommodation, holiday let, or any other form of overnight accommodation. As such, the proposal would not increase the number of occupants at the site or generate additional recreational pressure and footfall on the SAC. Given the

limited scale and nature of the development, it is not considered likely to have a significant effect on the SAC, either alone or in combination with other plans or projects. Accordingly, the proposal would not conflict with the conservation objectives of this designated site.

Conclusion

Having regard to the above, the proposal would not result in unacceptable impacts upon biodiversity and would deliver a measurable biodiversity net gain in accordance with Core Policy 50 and Section 19 of the NPPF.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the WCS outlines that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Section 18 of the NPPF expects development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere. The sequential test should be applied to steer new development to areas with the lowest risk of flooding from any source. Application of the sequential test may be required in areas known to be at risk now or in the future from any form of flooding. The strategic flood risk assessment covering the area of the proposed development and the Flood Map for Planning should provide the evidential basis for applying the sequential test.

Assessment

The proposal comprises a detached garage with a footprint of approximately 42.25sqm and is not a major development. The site of the garage lies within Flood Zone 1 and is therefore within the area of lowest probability of fluvial flooding. Environment Agency mapping indicates that areas of fluvial flood risk are located beyond the proposed development area to the north and south of the dwelling. Furthermore, areas susceptible to surface water flooding during the 1 in 30-year and 1 in 100-year rainfall events are identified approximately 10 to 15 metres to the south of the proposed garage location and 25 to 30 metres to the north. The proposed garage itself is located outside these identified areas of surface water flood risk.

Whilst the development will result in a limited increase in impermeable surfacing, the scale of the proposal is small, and there is no evidence to indicate that it would materially increase runoff rates or exacerbate flood risk either within the site or elsewhere.

Given the siting of the garage outside the identified areas of fluvial and surface water flood risk, together with the modest scale of development and the absence of any significant drainage constraints, it is considered that the proposal would not be vulnerable to flooding and would not increase flood risk on or off site and as such, a Flood Risk Assessment nor sequential test are required.

Conclusion

Having regard to the detail set out above, it is deemed that the development accords with Core Policy 67 of the Wiltshire Core Strategy and the relevant flood risk and drainage objectives of the NPPF.

Planning Balance and Conclusion

The application site lies within the open countryside outside any defined settlement boundary. However, the proposal comprises a modest domestic garage ancillary to the existing lawful dwelling and does not involve the creation of a new dwelling, independent planning unit or separate form of development. The garage would be sited within the established residential curtilage, remaining physically and functionally related to the farmhouse, and would not result in unacceptable encroachment into the countryside. Its scale, siting, design and use of traditional materials ensure that it would appear as a subordinate and sympathetic addition to the existing farmstead without harming the character or appearance of the area. The proposal would provide covered parking, ancillary storage and biodiversity enhancements, whilst causing no identified planning harm.

Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal accords with the development plan when read as a whole, particularly Core Policies 50, 57, 60, 61, 62 and 67 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework. There are no material considerations that indicate a decision other than in accordance with the development plan.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

All conditions imposed have been assessed against the six tests set out in paragraph 56 of the National Planning Policy Framework and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

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 *Received 12th August 2026*

Proposed Site Plan *Received 18th June 2026*

Garage Elevations and Floor Plan *Received 18th 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 timber-clad external surfaces and roof external Surface of the development hereby permitted shall match, in material, colour and texture, those used in the existing building.

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

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(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To ensure that the size and scale of the dwelling remains commensurate with its intended use as accommodation for an agricultural worker, and to maintain its affordability and functional relationship with the agricultural enterprise.

INFORMATIVE

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.

INFORMATIVE

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.

INFORMATIVE

The applicant is advised that the proposed garage may be located over, or in close proximity to, existing private foul drainage infrastructure associated with the property's septic tank system. Prior to commencing development, the precise location of all foul drainage apparatus, including pipework, inspection chambers and the septic tank itself, should be established.

Should any part of the development affect the existing drainage system, appropriate measures may be required, including the diversion, protection or relocation of drainage infrastructure to ensure its continued operation, maintenance and compliance with relevant legislation. The applicant is advised to seek advice from a suitably qualified drainage specialist before construction commences.