

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03000
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Wyvern Cottage, Chapel Lane, Zeals, Warminster, BA12 6NP
DEVELOPMENT DESCRIPTION:	Proposed replacement garage with solar panels on south facing roof
RECOMMENDATION:	That Planning Permission be GRANTED

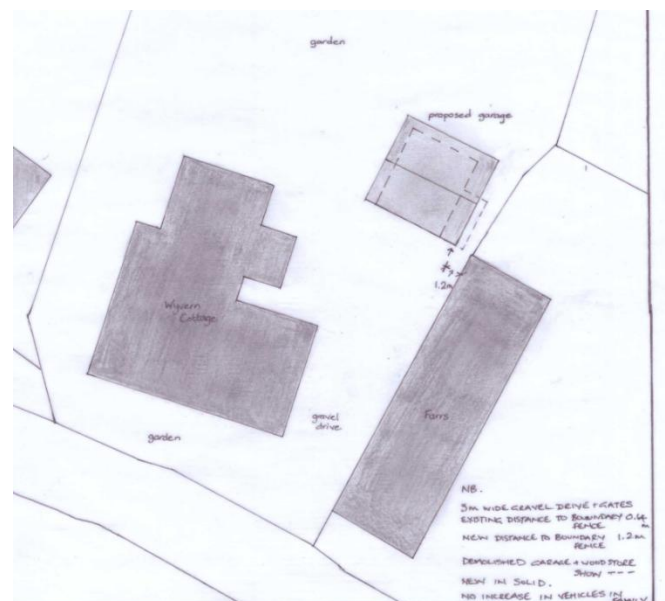
PROPOSAL

The proposal seeks planning permission for the replacement of an existing garage to the rear of Wyvern Cottage, accessed via the existing gravel driveway. The replacement garage would occupy broadly the same footprint as the existing structure and would incorporate solar panels on the south-facing roof.

SITE DESCRIPTION/CONTEXT

Wyvern Cottage is a detached two-storey stone dwelling situated on Chapel Lane. The property is characterised by a stone boundary wall along its frontage and an existing gravel driveway leading to the detached garage. The site is viewed in the context of surrounding residential development, including the neighbouring dwelling known as Farris, which is also a two-storey stone-built property and contributes to the established character of the area.

The site is located on Chapel Lane, to the north of the main built-up area of Zeals. Zeals is identified as a Small Village under Core Policies 1, 2 and 17 of the Wiltshire Core Strategy. The site also lies within the Cranborne Chase National Landscape.



PLANNING HISTORY

Proposal / Summary
13/01134/FUL - Wyvern Cottage Chapel Lane Zeals Warminster Wiltshire BA12 6NP - Full planning permission Decision - Approve with Conditions Date: 8/8/2013 – Single storey rear extension and first floor rear extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 17: Mere Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF) – August 2026

The Planning Practice Guidance

CONSULTATION RESPONSES

Zeals Parish Council: No objection – with the following text received:

‘Zeals Parish Council has no objection to this planning application.’

WC Highways: No objection – with a summary of the response copied below.

‘It is considered that the proposal is not detrimental to highway safety and I raise no highway objection.’

REPRESENTATIONS

No comments were received.

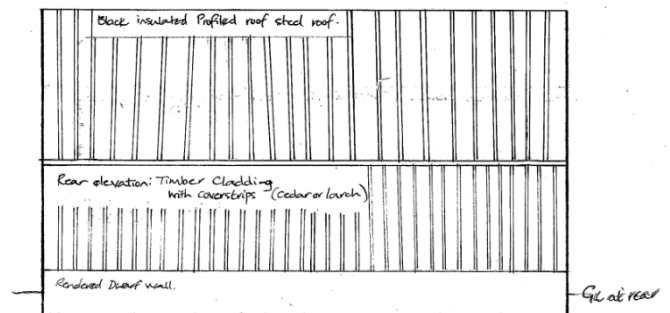
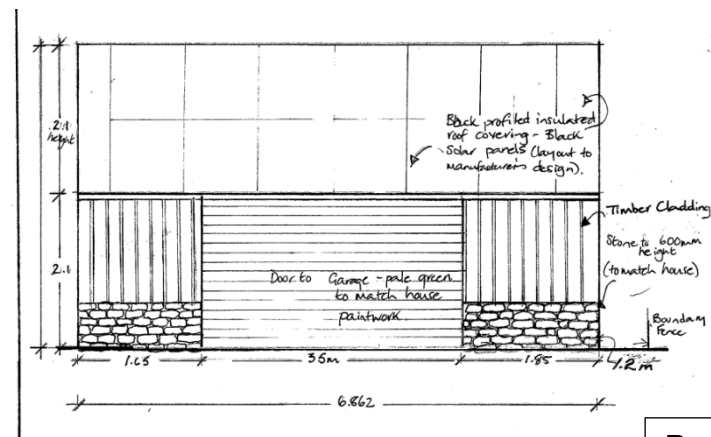
ASSESSMENT

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."

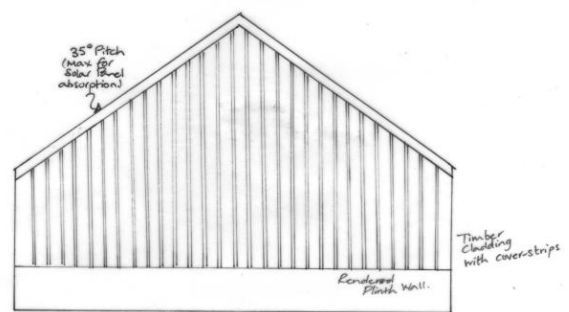
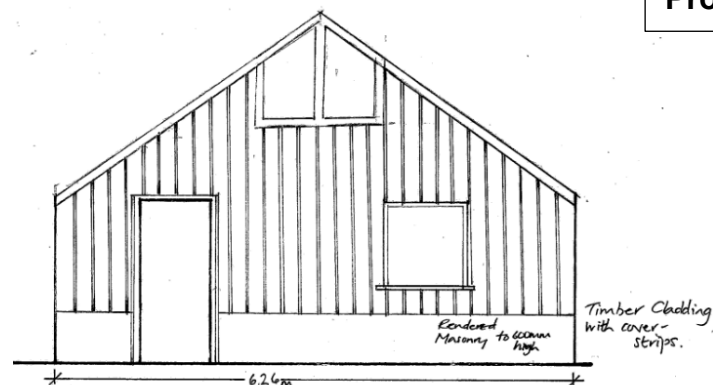
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Views of the existing garage from Google Streetview



See Dug EPI for Dimensions

Proposed



Dimensions as Dug EP2.

Design impact on the character of the area and Cranborne Chase National Landscape
Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy seeks to ensure that development responds positively to local character and distinctiveness and achieves a high standard of design. In assessing proposals, regard is had to factors including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The National Planning Policy Framework (NPPF) places significant emphasis on achieving well-designed places and requires development to function well, add to the overall quality of an area and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

In assessing the proposal, it is important to understand the existing arrangement. The application seeks to replace an existing detached garage located to the rear of Wyvern Cottage. The existing garage measures approximately 6.8m in length, 5.5m in width and 3.2m in height and is set back from the public highway, with only limited glimpsed views available from Chapel Lane. The building has a clear domestic function and forms part of the established residential curtilage of the dwelling.

The existing garage occupies a position to the rear of Wyvern Cottage, with its front elevation broadly aligned with the rear elevation of the neighbouring dwelling known as Fars. The garage is located close to the shared boundary and therefore there is an established presence of a modest domestic outbuilding in this part of the site.

The proposed replacement garage would occupy broadly the same position within the curtilage, albeit with a modest increase in footprint and overall height. The proposed building would measure approximately 6.8m in length, 6.2m in width and 4m in height. Whilst larger than the existing structure, it would remain a subordinate outbuilding associated with the host dwelling and would continue to occupy a similar visual envelope when viewed from the public realm. Taking account of its siting, domestic scale and relationship to existing built form, the proposal is not considered to appear materially more prominent or intrusive within the street scene or wider locality.

The proposed materials would provide an enhancement over the appearance of the existing garage and have been selected to complement the host dwelling and surrounding built character. The proposed pale green garage doors would reflect the existing colour palette of the dwelling, whilst the inclusion of a natural stone plinth would reference the prevalent use of stone within the locality. The use of horizontal timber cladding above the plinth is considered appropriate for a domestic outbuilding and would provide visual interest whilst maintaining a simple and traditional appearance. The proposed black roof covering is also considered appropriate, and the incorporation of black solar panels on the south-facing roof slope would be visually discreet and integrated into the overall design of the building.

The site lies within the Cranborne Chase National Landscape. The proposal relates to the replacement of an existing domestic outbuilding within an established residential curtilage and does not involve development extending into the surrounding countryside. Owing to its limited scale, replacement nature, relationship to existing built development and restricted visibility within the wider landscape, it is not considered that the proposal would result in any adverse impact on the natural beauty, landscape character or special qualities of the National Landscape.

Having regard to the above, the proposal is considered to respect the character and appearance of the site and surrounding area and would preserve the qualities of the Cranborne Chase National Landscape. The development therefore complies with Core Policy

57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant design objectives of the NPPF.

Amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that new development does not have an unacceptable impact upon the amenities of neighbouring occupiers. In assessing proposals, regard is had to matters including outlook, privacy, daylight, sunlight and whether development would result in an overbearing relationship with neighbouring properties.

The National Planning Policy Framework also seeks to ensure that development provides a high standard of amenity for existing and future users. In considering residential amenity impacts, it is necessary to assess the likely effects of development on neighbouring living conditions, including impacts on outlook, privacy and access to daylight and sunlight.

The application proposes the replacement of an existing garage within an established residential curtilage. As such, an outbuilding already exists in this location and forms part of the existing relationship between the site and neighbouring properties. The proposed garage would occupy broadly the same position as the existing structure and, whilst larger in overall scale, would remain a single-storey building incidental to the host dwelling.

Particular regard has been had to the relationship with the neighbouring dwelling known as Fars. The proposed garage would be positioned marginally further from the shared boundary than the existing structure. Although the ridge height would increase, this would largely arise from the steeper roof pitch rather than a significant increase in wall height. Having regard to the siting of the building, its single-storey scale and the established presence of a garage in this location, the proposal is not considered to result in any materially greater overbearing impact or unacceptable loss of outlook when compared with the existing arrangement. It is also not considered that the development would give rise to any significant overshadowing or loss of light to neighbouring occupiers.

In terms of privacy, no windows are proposed within the east-facing elevation, which faces towards the nearest shared boundary. This further limits any potential for overlooking. The remaining openings comprise a ground-floor window and window in the roof pitch within the west-facing elevation. Given the single-storey nature of the building, the orientation of the openings and the separation distance to neighbouring properties and gardens, neither is considered capable of giving rise to unacceptable overlooking or loss of privacy.

Taking the above into account, the proposal is considered to safeguard the amenities of neighbouring occupiers and would not result in any unacceptable impacts in respect of outlook, privacy, daylight or sunlight. The development therefore accords with Core Policy 57 (vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant amenity objectives of the National Planning Policy Framework.

Highways

Core Policy 57 (xiv) of the Wiltshire Core Strategy requires development to meet the requirements of Core Policy 61, which seeks to ensure that proposals are capable of being served by safe and suitable access to the highway network. Core Policy 64 further seeks to

ensure that development provides appropriate parking provision in accordance with the parking standards set out within the Wiltshire Local Transport Plan.

The National Planning Policy Framework also seeks to ensure that development provides safe and suitable access for all highway users and that any impacts on highway safety are appropriately considered.

The proposal relates to the replacement of an existing garage within the established residential curtilage of Wyvern Cottage. As such, the development would continue to utilise the existing vehicular access and driveway arrangements that currently serve the dwelling. No alterations are proposed to the site's means of access, and the development would not generate any increase in vehicle movements beyond those associated with the existing residential use of the property.

Wiltshire Council Highways initially requested clarification regarding the siting of the proposed garage and the potential implications for parking and manoeuvring within the site. Following the submission of a site plan at the request of the case officer the Highway Officer confirmed that the proposed garage would occupy broadly the same position as the existing structure and that the existing parking and access arrangements would remain unaffected. Following reconsultation, no highway objection was raised.

Having regard to the nature of the proposal, the retention of existing access arrangements and the consultation response received from the Highway Officer, it is considered that the development would not result in any adverse impact on highway safety or parking provision. The proposal therefore accords with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the relevant transport objectives of the National Planning Policy Framework.

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.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers or highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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 – date received: 11/05/2026
- Proposed site plan – date received: 03/07/2026
- Proposed front elevation – ref (EP1-A) – date received: 08/06/2026
- Proposed east elevation – ref (EP4-A) – date received: 08/06/2026
- Proposed west elevation – ref (EP2-A) – date received: 08/06/2026
- Proposed rear elevation – ref (EP3-A) – date received: 08/06/2026
- Proposed roof plan – ref (RP1-A) – date received: 08/06/2026

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

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the approved elevations.

REASON: In the interest of the visual amenity and character of the area.

4. The garage hereby permitted shall not be used at any time other than for purposes incidental to the residential use of the main dwelling, known as Wyvern Cottage, and it shall remain within the same planning unit as the main dwelling.

REASON: To ensure that the garage remains ancillary to the residential use of Wyvern Cottage and forms part of the same planning unit, and to enable the Local Planning Authority to consider separately whether planning permission should be granted for any future independent use of the building.