

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02319
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Dairy Cottage, Eastcott, Devizes, SN10 4PJ
DEVELOPMENT DESCRIPTION:	Erection of garden building within the residential curtilage (retrospective)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks retrospective planning permission for the erection of a garden building. During the course of the consultation period a revised red line site plan was received which constituted a 'restart of the clock' on this scheme. All relevant parties were consulted on the revised red line site plan for the requisite 3-week period. At the officer site visit it was noted that the submitted elevation plans did not match the built form on site. An updated plan was received 03.09.2026 with the correct fenestration detail added.

SITE DESCRIPTION/CONTEXT

This application relates to a detached dwelling, Dairy Cottage, located within a small settlement of dwellings within the hamlet of Eastcott, near Easterton, Devizes. The host dwelling benefits from a generous private residential curtilage to the south and west elevations. The general area comprises of a mixture of housing types and styles of different periods.

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds

PLANNING HISTORY

Proposal / Summary
K/74/0025 - Outline Planning Decision - Approve with Conditions Date: 2/5/1974 – One Dwelling House.
PL/2024/03404 - Lawful development: Existing use Decision - Refuse Date: 13/6/2024 – Certificate of lawfulness for the use of property as an independent dwelling house (Resubmission of PL/2024/02324)
PL/2024/07703 - Lawful development: Existing use Decision - Approve Date: 24/10/2024 – Use of property as an independent dwelling house

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

Core Policy 2 Delivery Strategy

Core Policy 12 Spatial Strategy for the Devizes Community Area

Core Policy 50 Biodiversity and Geodiversity

Core Policy 51 Landscape

Core Policy 57 Ensuring High Quality Design and Place Shaping

Emerging Wiltshire Local Plan

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 currently carries no weight for decision making.

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

The National Planning Policy Framework (NPPF) 2026

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Easterton Parish Council: No comments received

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

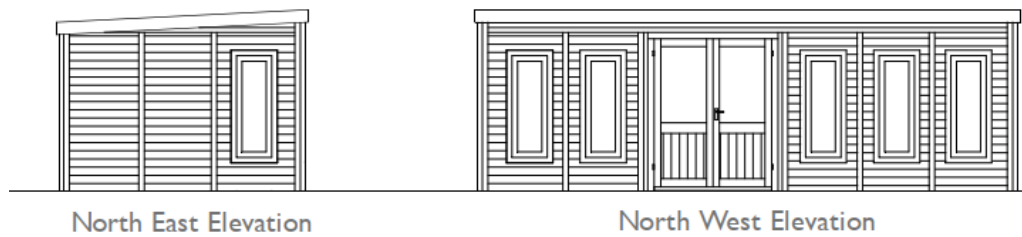
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal relates to the erection of a single storey outbuilding that serves as a garden room ancillary to the host dwelling Dairy Cottage. The outbuilding consists of timber elevations, with a felt roof, with windows inserted on the front northwest elevation and northeast side elevation. A set of pedestrian doors are inserted on the front elevation.

The garden room structure has a height of 2.5m with a monopitch roof that extends over a footprint of 23m².



The use of natural sustainable materials is supported, and it is considered that the proposal integrates into the existing built environment and surrounding setting. It is considered that the development by virtue of its height, scale and design constitutes a complementary addition to the host dwelling that appears commensurate to the size of the property and plot.

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

Amenity

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

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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

The scheme relates to a single storey garden room that sits within the private residential curtilage of the host dwelling. It is acknowledged that the proposed building sits adjacent to a property to the east, Eastcroft Farmhouse, which could introduce some neighbouring amenity impacts.

However, the outbuilding maintains a separation distance of some 4.1m to the farmhouse with intervening boundary treatments (a close board wooden fence) and given the limited height (2.5m) of the garden room, officers consider that any potential overlooking, overshadowing or overbearing impacts are nominal.



Garden room in situ with farmhouse to the east



Plan insert illustrating the position of the proposed garden room

Therefore, officers do not raise any objections to the scheme in terms of any adverse overlooking, overbearing or overshadowing impacts or loss of lights to adjacent properties.

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

Ecology Impact

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

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

Salisbury Plain SPA

This proposal falls within the recreational impact zone of the Salisbury Plain Special Protection Area for birds. Therefore, potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed. However, given that this proposal relates to the erection of a garden building within the private residential curtilage of existing accommodation only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

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

Biodiversity Net Gain

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

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.