

Site: Willow Gates, Dauntsey, Chippenham, SN15 4HN

Applicant: Mr G O'Hanlon

Proposal: Retrospective planning application for the erection of a replacement detached garage and store room.

1. Context of the Application

Planning permission was previously granted under reference PL/2024/06551 for an extension to the existing garage. However, upon commencing structural preparation works, it became evident that the structural integrity of the pre-existing garage fabric was severely compromised. In the interest of safety and structural longevity, the old garage was dismantled. This application is submitted as a full householder application to seek retrospective permission for a complete replacement detached garage and store room on the exact same approved footprint (10m x 7m).

2. Flood Risk & Necessary Foundation Lift

The application site is situated within Environment Agency Flood Zone 2. In direct response to this risk, the foundation slab has been raised by 50cm (500mm). This structural elevation is a necessary climate-resilience measure designed to sit above local predictive flood levels. Crucially, the foundation footprint mirrors the previously approved scheme, ensuring no additional surface water displacement onto surrounding land.

3. Slimline Design & Residential Amenity

To completely respect the boundary location and the adjacent neighbour's environment, the building has been engineered to a minimum structural height. By suggesting a 2.2m internal clearance and utilizing high-strength C24 timber joists (145mm) with a slimline rubber EPDM membrane, the total flat roof thickness is compressed to just 168mm. Even with the necessary 50cm flood foundation, the overall building height sits at an incredibly low profile of 2.87 metres from ground level.

The structure maintains a highly generous 20-metre separation distance from the neighbouring residential dwelling, comfortably satisfying standard 45-degree daylight line assessments. The land immediately bordering the garage on the neighbouring property is used exclusively as a driveway parking area.

4. Local Consultation & Visual Mitigation

Following proactive consultation, the neighbour supports this highly compressed layout. The applicant has formally committed to finishing the boundary-facing wall in a high-quality render of the neighbour's choosing,. All rainwater management will be self-contained on the applicant's site.