

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04830
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	2 Battlewell, Purton, Swindon, SN5 4BT
DESCRIPTION:	New detached garage to front garden and reformed existing front garden wall.
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the erection of a detached garage in the front garden of the dwellinghouse together with alterations to the front boundary wall and access. The proposed garage would have timber-clad walls, a gabled concrete tile roof, roller shutter garage door to front, and timber door and window to side elevation; it would measure approx. 6.5m wide, 6m deep, 2.7m eaves and 5.8m ridge. The front stone boundary wall would be altered to form a curving splayed access with timber gates.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 2 Battlewell. It has walls of render, a gabled tile roof, uPVC fenestration, and front and rear gardens. Its setting is characterised by a varied street scene of dwellinghouses arranged along a rural lane on the village edge with the host dwelling set back from the road. The plot includes a large front garden with driveway and parking and a large rear garden. It is in the settlement boundary of Purton. Relevant designations and constraints include a nearby public footpath (PURT96) located opposite the site running south, Flood Zone 1 and 1 in 1000 surface water flood risk with climate change¹, groundwater levels are between 0.025m and 0.5m below the ground surface², and North Meadow SAC 9.4km recreational buffer.

PLANNING HISTORY

ENQ/2026/00237 - Proposed detached garage and access alterations (PRE-APPLICATION ENQUIRY RESPONSE DATED 24/02/2026).

14/02448/FUL - Two Storey Side & Rear Extensions (APPROVED WITH CONDITIONS 28/04/2014).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

¹ Flood Map for Planning.

² Wiltshire Council's Strategic Flood Risk Assessment (2024).

- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

- Policy NE14: Trees, site features and the control of new development

Purton Parish Neighbourhood Plan – Made June 2026 (PPNP):

- Policy PUR6: Sensitive Views
- Policy PUR8: Flooding
- Policy PUR9: Design Principles
- Policy PUR10: North Meadows & Clattinger Farm Special Area of Conservation

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Purton Parish Council – No objection (04/09/2026).

Wiltshire Council's Highways Team – No objection (08/09/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 2 September 2026. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Policy PUR9 of the Purton Neighbourhood Plan (PNP) requires development proposals inside or outside of the settlement boundary to respond to valued characteristics of the area, as defined in the policy, and national and local design guidance.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality.

The dwellinghouse at 2 Battlewell is set deeply within its plot, distinguishing it from its surroundings but create a spacious open frontage.

The proposed garage would be prominently sited within the frontage of the dwellinghouse and Appendix D of the Wiltshire Design Guide (WDG) advises that “*[d]etached outbuildings and garages placed in front of houses are not normally acceptable...*”. Accordingly, this expectation would not be satisfied by the development.

Notwithstanding this, Battlewell is a gently winding rural lane on the edge of Purton where development follows an informal and organic pattern. In this context, a detached outbuilding positioned forward of the dwelling would not appear out of character. This is evidenced by the existing detached outbuilding to the neighbouring dwelling at 1 Battlewell, which, whilst not located directly in front of the dwellinghouse, occupies a similar position within the street scene and in relation to the established building line.

The design of the proposed garage takes a simple gabled form with end onto the lane, which would blend into longitudinal views down the length of the street scene among 6 and 10 Battlewell. Its timber clad exterior would contrast but mellow with age into the otherwise varied surrounding material palette. The garage door would have an industrial appearance and emphasises the building's bulk, but this would not be detrimental to the overall design.

The alterations to the front boundary wall and access would improve upon the existing arrangement, providing an appropriate interface with the lane.

For the reasons given, the development would not cause unacceptable harm to the character or appearance of the dwellinghouse or local area. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of PUR9 of the PNP and CP57 of the Wiltshire Core Strategy.

The development plan remains broadly aligned with the national guidance at DP3 and 4 of the NPPF in so far as they are relevant to achieving well-designed places and assessing design quality. Material considerations would not, therefore, lead to different conclusion.

Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the WDG expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places, including liveability by ensuring their function well over the lifetime of the development. P3 advises that developments should be appropriate for their location taking into account likely effects on living conditions from air, noise and light pollution, among other things.

The closest neighbouring dwellings to the application site are 1 Battlewell and Buttercup Cottage (to east), 3 Battlewell (to west), The Bramleys and Pippins 4 and 4a Orchard Gardens (to north).

The proposed alterations to the front boundary would primarily affect visual matters and would not be detrimental to the living conditions afforded to occupants of adjoining land.

The proposed garage is a considerable addition to the site frontage, sited forward of the front elevation of adjacent No.3. In respect of its height and massing, it is likely to appear in views from No.3's fenestration but would not impinge on the outlook or light afforded to those rooms to degree that would lead to an oppressive living environment for its occupants.

The proposed garage is single-storey and does not incorporate any fenestration at a level from which overlooking would be achievable. In respect of noise and light pollution from vehicles, the building would provide acoustic screening and opaque barriers that would be a small improvement compared with the existing situation.

For the reasons given, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF, in so far as they are relevant to design and living conditions, which would not therefore lead to different conclusion.

Highway matters

The application site is accessed via a private lane. The proposed alterations to the front boundary would not affect the site's means of access with the public highway, and any alteration to the private lane associated with the development would require third party

consent. The proposed garage has internal measurements below the minimum size standard for allocating two parking spaces.

Wiltshire Council's Highways Team raised no objection on highway safety grounds, and there is no reason to disagree with their conclusion. The development would not cause unacceptable harm to highway safety and would not conflict with CP57 (xiv), CP61, CP62 and CP64 of the WCS nor TR3, 4 and 6 of the NPPF.

Drainage and flood risk

The site is wholly within Flood Zone 1 where available data indicates parts of the site are at increased risk of flooding from surface water in future and where ground water levels are near the surface. The application is not supported by a site-specific Flood Risk Assessment.

The PPG³ advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues. Furthermore, and based on the information available, the development is located away from those parts of the site at greatest risk of flooding. For these reasons, the development would not conflict with CP67 of the WCS.

Ecological matters, including Biodiversity Net Gain (BNG)

The application site lies within the outer Zone of Influence (4.2km-9.4km) of the North Meadow and Clattinger Farm Special Area of Conservation (SAC) where Wiltshire Council has published an Interim Recreation Mitigation Strategy (2023-2028).

The development does not create an additional residential unit and would therefore be unlikely to have significant effects on the SAC. Accordingly, a financial contribution to mitigate impacts on the SAC would not be required.

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

The development would not harm the biodiversity value of the site or any feature of importance to nature conservation. Accordingly, it would not conflict with PUR10 of the PNP or CP50 of the WCS.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

³ PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

RECOMMENDATION

That planning permission be GRANTED subject to the following 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:

Application Form. Materials. Received 3 August 2026.

Location Plan and Existing and Proposed Site Plans. 4520/P01. Received 4 August 2026.

Plans, Elevations Site Sections and Streetscenes. 4520/P02. Received 4 August 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 external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

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