

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03135
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	42 Webbs Court, Lyneham, Chippenham, SN15 4TR
DESCRIPTION:	Conversion of garage into home office
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were received on 3 August 2026 to address the access, and the description of development was also amended with the agreement of the applicant; all interested parties were renotified.

The application seeks planning permission for the conversion of the site's garage into a home office. This would be carried out by way of external alterations to block up and insert a window and door to the garage bay and to insert a window into the site elevation. The materials would match those found in the existing building and white uPVC fenestration.

SITE DESCRIPTION

The application site is an end-of-terrace dwellinghouse known as 42 Webbs Court. It has walls of render with brick details, a gabled tile roof, uPVC fenestration, a detached garage (forming part of a block of three divided among neighbours) located to the front of the property, and a rear garden. Its setting is characterised by the architecture and layout of the immediate residential estate. It is in the settlement boundary of Lyneham. Relevant designations and constraints include access via unclassified highway, Flood Zone 1 where there is recorded risk of surface water flooding, two nearby Grade II listed buildings (Pound Farmhouse, NHLE: 1022674, and 52 Calne Road, NHLE: 1363680).

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- 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)

Lyneham and Bradenstoke Neighbourhood Development Plan – Made October 2021 (LBNP):

- Policy 2: Design

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

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Lyneham and Bradenstoke Parish Council – No comment (10/06/2026). No objection (08/09/2026).

Wiltshire Council's Highways Team – Comment, that the conversion for the garage to an ancillary space would be acceptable and no highway objection raised (22/06/2026). No objection (17/07/2026). No objection (13/08/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 2 September 2026. No. 4 letters of representation were made by members of the public.

Only material planning considerations may be taken into account in the assessment of the application. Non-material issues, such as property values or private legal/land ownership disputes, cannot be considered in the determination process. The following is a summary of the representations received during the consultation period and the material considerations that they raise:

- That the garage forms a group of three which is not mentioned in the plans;

- That the plans suggest the site has two parking spaces in front of the garage but the space is not large enough in reality and would cause cars to overhang the highway to the detriment of its safety;
- That replacing the garage door with a window would interrupt the design of the whole building;
- That the windows and door to be added would significantly impact the privacy of nearby dwellinghouses and garages;
- That it has been suggested the building would be used for a commercial purpose (dog grooming) were planning permission granted;
- That the loss of off-street parking and increased demand for on-street parking would adversely affect highway safety;
- That the proposal would not sit comfortably with the overall design of the garage building; and
- That ownership certificates and notes have not been completed/served correctly.

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.

Preliminary matters

During the lifetime of the application, it was found that the incorrect ownership certificate had been completed. This was rectified during the course of the life of the application, including an updated application form and red line plan. The Local Planning Authority can be satisfied that the matter has been resolved.

Representations have drawn attention to the plans being silent on the garage forming part of a row of three, requesting that the application be assessed in its full context. Regard has been had to the context of the proposed development in this assessment.

Representations have also alleged that, were planning permission to be granted, the development would be used for a commercial dog grooming business. The applicant has confirmed this is not the intention, and the case officer has advised them that such a use would require a different type of planning application.

An informative has been recommended, reminding the applicant that this householder planning application can in no way permit the change of use of land. For avoidance of doubt, the application has been assessed on the basis that the development would serve a purpose incidental to the enjoyment of the dwellinghouse.

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 2 of the Lyneham and Bradenstoke Neighbourhood Plan (LBNP) requires all new development to demonstrate a high quality of design, including by ensuring development is in keeping with existing building styles, scales and materials.

Appendix D of the Wiltshire Design Guide (WDG) expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

DP3 and 4 of the National Planning Policy Framework (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 existing garage sits in front of the main dwellinghouse but forms a block of three garages divided between other dwellinghouses in the cul-de-sac. The block has a uniform design that fits comfortably into the somewhat eclectic architectural style of the surrounding area.

The external alterations involved in converting the garage into a home office would change its external appearance, making it appear far more domesticated when compared to its existing utilitarian design. This would also erode the uniformity of the garage block as a whole.

Although the converted garage would appear unusual alongside the remaining unaltered garages within the block, its scale would be unaffected, and the alterations use materials and details that reflect the style of the surrounding area. It would therefore fit into the general street scene reasonably well.

Although regard has been had to the concerns of the members of the public in respect of design and visual amenity matters, for the above reasons, the development would not cause unacceptable harm to the character or appearance of the surrounding area.

Subject to conditions to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of Policy 2 of the LBNP and CP57 of the WCS.

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 application site sits within a cul-de-sac surrounded and overlooked by dwellinghouses Nos.40-51. No.42 forms the end of a line of six dwellinghouses comprising Nos.42-47.

The conversion of the garage into a home office would introduce fenestration and likely encourage users to spend considerably more time in it than they otherwise would in the existing garage.

The alterations involved would not material affect the massing or bulk of the garage, nor materially reduce the separation distance between the built form and sensitive areas of neighbouring land. Accordingly, its effect on levels of natural light, outlook, or its perceptual overbearingness, would be no different from the existing baseline.

Representations have expressed considerable concern regarding the effect of the proposal on the privacy of residents in the surrounding cul-de-sac. The converted garage would remain a single-storey building, and the fenestration proposed would not create an overlooking effect.

The use of the converted garage as a home office is likely to be less transitory than the existing situation. The fenestration would therefore provide its users with an outlook and views out to the surrounding cul-de-sac. This would include some views towards the front elevations and associated window openings of neighbouring dwellinghouses, the distance to the nearest, no.43, being approx. 9m.

However, views towards the front elevations Nos.43-47 would only be achieved at angles or some distance, and views towards Nos.48-51 would be in excess of 32m distance. In any case, the front elevations and windows face onto a public highway where some intervisibility between ground floor rooms and passersby is to be reasonably expected.

Where the roads are public highways, comings and goings from neighbours or any other member of the public is normal. On that basis, there can be little expectation of privacy in the immediate external environment of the cul-de-sac. The development would also not facilitate views into the adjoining garages. Accordingly, there would not be an unacceptable loss of privacy for nearby residents.

Taken as a whole, while it can be appreciated that the development may be undesirable for nearby residents in relation to privacy, the effect of the conversion of the garage would not

cause unacceptable harm to the overall living conditions afforded to occupants of nearby dwellinghouses. The expectations of adopted design guidance would be met together with 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. Material considerations would not, therefore, lead to different conclusion.

Highway matters

The development would convert the existing garage into a home office space, however the existing garage does not comply with adopted minimum size standards to count as an allocated parking space.

Having measured the driveway in front of the garage, the site only provides for one suitably sized off-street parking space (4.8m x 2.4m) without vehicles overhanging into the public highway. The submitted block plan (received 3 August 2026) confirms this situation. This means there is already an overspill of parking for at least one vehicle to unmarked, unrestricted on-street parking in the area.

Converting the garage would not cause the loss of a parking space and, as the home office would serve a purpose incidental to the enjoyment of the dwellinghouse, it would not lead to a material increase in trips or affect the bedroom quantum of the site.

Although concerns regarding highway safety are noted, particularly in relation to parking and the potential for vehicles to overhang the highway, the development would not affect parking provision or demand and would not, therefore, materially harm the safety of the highway. The plans confirm one parking space can be provided safely and responsibly, which is sufficient in respect of the context of the development proposed.

No objections were raised by Wiltshire Council's Highways Team, and, for the above reasons, the development would not cause unacceptable harm to the safety of the highway network or its users. Accordingly, there would be no conflict with CP57 (xiv), CP61, CP62 or CP64 of the WCS.

The development plan remains broadly aligned with the national guidance at TR3, 4 and 6 of the NPPF in so far as they relate to highway safety matters. Material considerations would not, therefore, lead to different conclusion.

Drainage and flood risk

The site is wholly within Flood Zone 1 but parts of the area, including that part where the existing garage sits, lies within an area of surface water flood risk identified in both the Council's Strategic Flood Risk Assessment and the Environment Agency Flood Map for Planning.

The application is not supported by a site-specific Flood Risk Assessment (FRA); however, it is considered that the Local Planning Authority has sufficient information on which to make a proportionate and informed decision.

The development would not materially affect the vulnerability of the site, and would not increase existing impermeable area. It relates to alterations to an existing building that will have existing drainage measures in place to deal with surface water. The PPG¹ advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues.

For these reasons, the development would not materially affect the vulnerability of users or increase the risk of flooding elsewhere and would not conflict with CP67 of the WCS nor the provisions of F4, 5, 7 and 8 of the NPPF.

Historic environment

Within approx. 50m of the application site are two Grade II listed buildings, known as Pound Farmhouse and 52 Calne Road respectively, and the significance and special interest of which primarily comprises their architectural and historic interest.

Having regard to the nature, scale, separation distances and intervening features, the Local Planning Authority can be satisfied that the setting of these designated heritage assets would not be affected by the development.

Accordingly, their significance would not be harmed and their settings preserved, to which special regard has been had in accordance with S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would not conflict with the requirements of CP57 (i and iv) and CP58 of the WCS nor HE4, 5 and 6 of the NPPF.

Biodiversity Net Gain (BNG)

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.

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.

RECOMMENDATION

¹ PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

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:

Location Plan. Rev B. Received 3 August 2026.

Application Form. Materials. Received 3 August 2026.

Block Plan. Rev B. Received 3 August 2026.

Existing and Proposed Plans and Elevations. 24/3177/01 Rev B. Received 3 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.

Informatives to Applicant:

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

2. The applicant is advised to note that this planning permission in no way permits the use of the building/s or land for commercial use or any use other than for a purpose incidental to the enjoyment of the dwellinghouse. Any use of the building/s or land for a commercial or any use other than for a purpose incidental to the enjoyment of the dwellinghouse will require further planning permission.