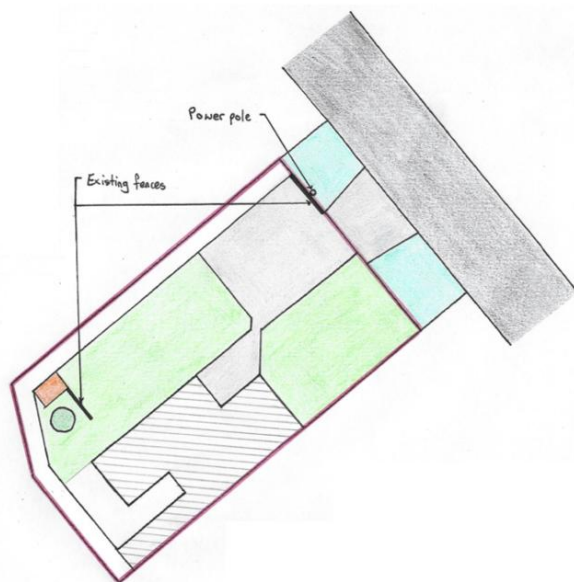


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

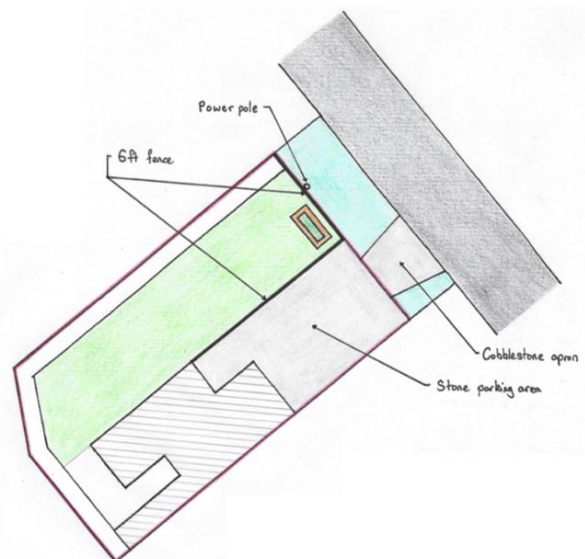
APPLICATION REFERENCE:	PL/2026/04388
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Swan Cottages, Green Drove, Pewsey, SN9 5JB
DEVELOPMENT DESCRIPTION:	Relocation and installation of a new heating oil tank at front boundary of property.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the installation of a replacement heating oil tank to the front of the application site, together with the removal of the existing tank located to the rear. The application also proposes the erection of a 6-foot fence along part of the front boundary, the relocation of the vehicular access to the south-east of the site, and the creation of a cobblestone driveway leading to a stone-surfaced parking area.



Existing Site Plan



Proposed Site Plan

SITE DESCRIPTION/CONTEXT

The application site comprises a semi-detached brick dwelling with a pitched tiled roof, situated on Green Drove. The surrounding area is part residential in character, with neighbouring dwellings located to the south-west and an enclosed agricultural field bounded by hedgerow to the north-east.

The property benefits from a front garden extending approximately 10 metres from the dwelling, comprising a lawned area and a stone-surfaced driveway with close board fencing to the front of the site and the existing heating oil tank is positioned to the rear of the property.

The application site is located within the North Wessex Downs National Landscape.

PLANNING HISTORY

There is no planning history relating to the property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Pewsey Neighbourhood Plan (NDP) 2006-2026

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Making efficient use of land
- Section 14: Achieving well designed places

The Planning Practice Guidance

CONSULTATION RESPONSES

Pewsey Parish Council: No objection

Council's Highway Officer: No objection, but make the following comments:

I have considered the changes to the driveway and I am happy to offer no highway objection. The change to kerb may require a Vehicle Crossing Permission so I have attached the below informative:

The application involves a change to the current dropped kerb . The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

REPRESENTATIONS

The application was publicised by direct neighbourhood letter. No representations have been made.

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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The application relates to the alteration of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

Given the modest scale and domestic nature of the development, the proposal is not considered to result in any material harm to the character or appearance of the host dwelling or the wider street scene. The proposed fence would effectively screen the oil tank from public views along the road, ensuring that it remains a discreet and unobtrusive feature within the site.

Furthermore, a boundary fence of approximately 6-foot already exists along the front of the site in the location where the new fence is proposed. As such, the visual appearance of the frontage would remain largely unchanged, with the only discernible difference being a modest extension of the fence line as a result of the repositioned driveway. Consequently, the proposal would have no adverse impact on the character or appearance of the site or surrounding area.

The proposed cobblestone entrance would be similar in appearance to the neighbouring dwellings and is therefore considered to remain in keeping with the character of the surrounding area. The proposed stone driveway would utilise materials consistent with those already present on the site, with the primary change being its repositioning to the front of the dwelling located to the south-east of the application site.

Overall, the proposal is considered to integrate satisfactorily with the existing dwelling and surrounding area and would preserve the character and appearance of the site and street scene.

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

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 L2(1)(ii) of the NPPF require development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. 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 proposed relocation of the heating oil tank, alterations to the vehicular access, and the erection of a fence are not considered to result in any adverse impact on the residential amenity of neighbouring occupiers. Given the modest scale of the development and its siting within the residential curtilage, it would not give rise to any material loss of light, increased overshadowing, overlooking, loss of privacy, or an overbearing impact on neighbouring properties.

Furthermore, the proposed fence would be located along the front boundary of the site, adjacent to the roadside grass verge and entirely within the residential curtilage. Owing to its position, limited height, and domestic appearance, the fence is not considered to have an unacceptable impact on the amenities of neighbouring occupiers or on the character and appearance of the surrounding area and no objections have been received during the consultation period.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

The proposal also includes the relocation of the driveway and vehicular access serving the application site. No objection has been raised by the Highway Officer. However, it is noted that the proposal involves alterations to the existing dropped kerb. The permission hereby granted shall not be construed as authority to carry out works within the public highway. The applicant is advised that separate consent will be required from Wiltshire Highway Authority before any works are undertaken to any footway, footpath, carriageway, verge, or other land forming part of the public highway.

Overall, the proposal would maintain a similar level of parking provision and would not result in any adverse impact on highway safety. Adequate parking and turning facilities are provided in accordance with Wiltshire's adopted parking standards, and the proposed access arrangements are considered acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

Whilst the site is located within the North Wessex Downs National Landscape, the proposed oil tank would be contained entirely within the established residential curtilage of the property. The development is modest in scale and closely related to the existing dwelling, such that it would not result in encroachment into the open countryside. Consequently, the proposal is not considered to adversely affect the scenic beauty, landscape character, or special qualities of the National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

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.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

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:

- Location Plan received 04 August 2026
- Proposed Site Plan received 05 August 2026

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

INFORMATIVE:

1. The application involves a change to the current dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

2. The applicant must ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent.

Please contact the Drainage Team at Drainage@wiltshire.gov.uk