

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION

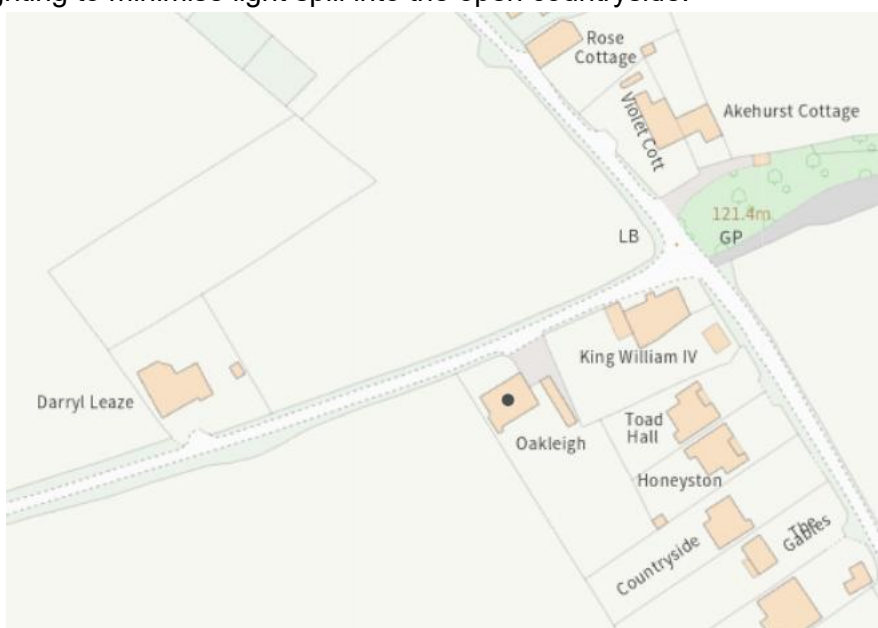
CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09403
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Oakleigh, West Kington Road, Nettleton, Chippenham, SN14 7NW
PROPOSAL:	Discharge of Condition 7

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at Oakleigh, West Kington Road, Nettleton, Chippenham, SN14 7NW. That application was for

The site is within the Cotswolds National Landscape. The original application proposed external lighting to the front (northwest) and side (southwest) elevations. As these elevations face open countryside it was considered necessary to condition the details of this external lighting to minimise light spill into the open countryside.



This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

CONSULTATION

None

ASSESSMENT

Condition 7:

No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

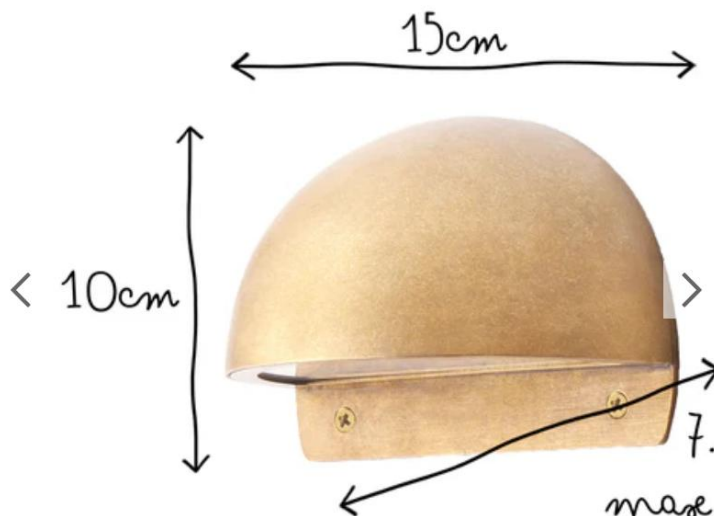
REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Information submitted:

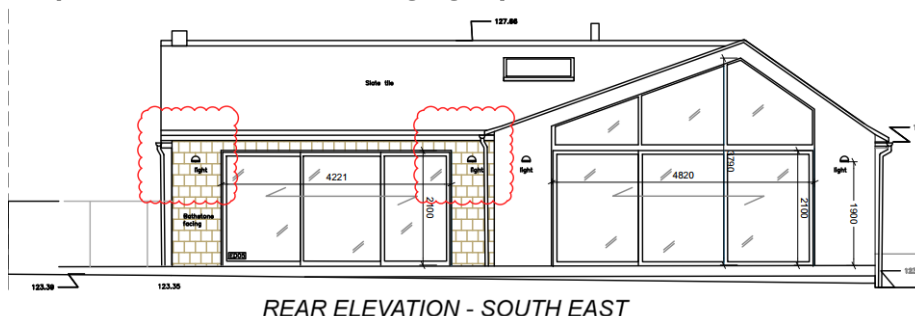
The applicant has submitted elevations showing the position of the proposed lights, together with specifications. The proposed fittings are "Mighty Mousehole" lights measuring approximately 15cm wide, 10cm high, and projecting 7cm from the wall. They are built-in LEDs (5W, 3000K, 300 lumens, IP65) and are designed to shine downward.

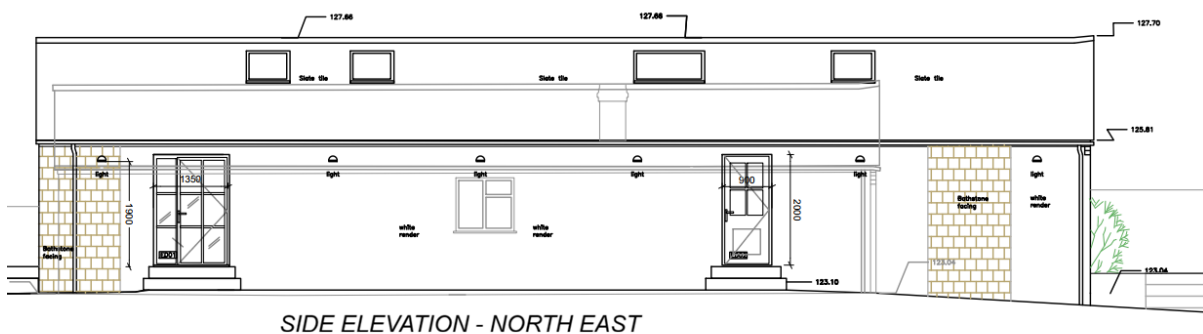
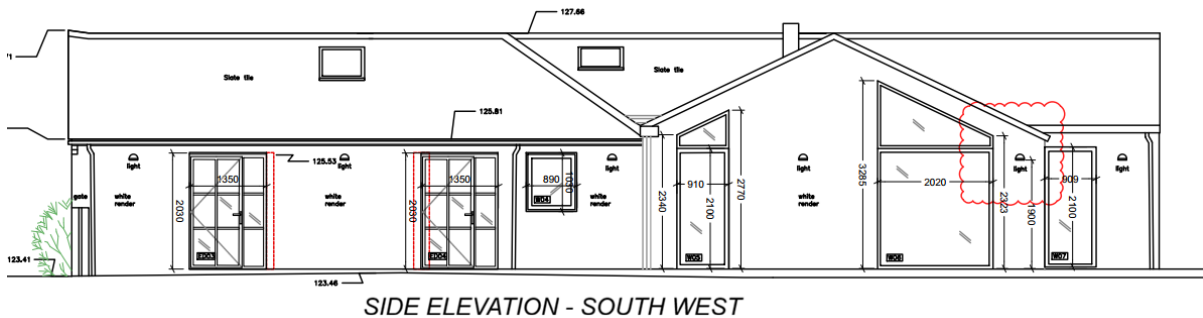
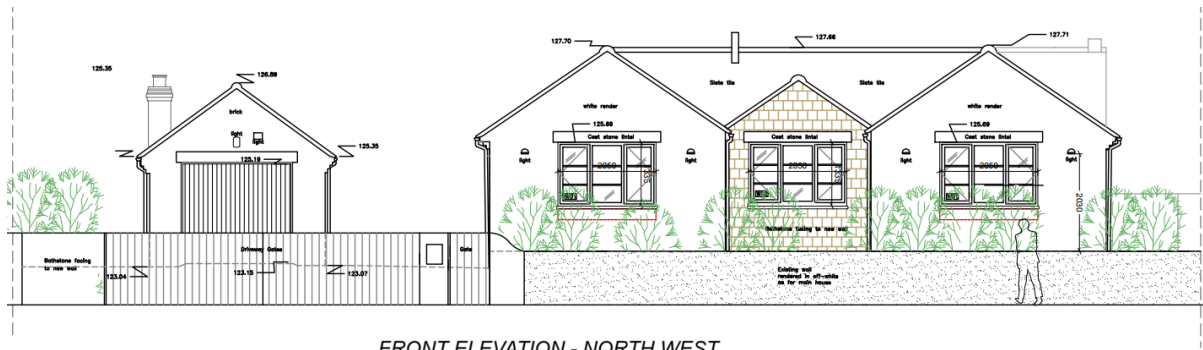
- Front (northwest) elevation: Four lights are proposed at 2.03m above ground level. Two existing lights over the garage door would be retained.
- Side (southwest) elevation: Six lights are proposed at approximately 1.9m above ground level.

Proposed lights: "Mighty Mousehole" lights



Proposed elevations showing light positions:





Assessment:

The site lies within the Cotswolds National Landscape. The original officers report noted that elevations of particular importance were the front (northwest) and side (southwest) elevations. The applicant has submitted elevations showing the position of the proposed lights, together with specifications. The proposed fittings are “Mighty Mousehole” lights measuring approximately 15cm wide, 10cm high, and projecting 7cm from the wall. They are built-in LEDs (5W, 3000K, 300 lumens, IP65) and are designed to shine downward.

- **Front (northwest) elevation:** Four lights are proposed at 2.03m above ground level. Two existing lights over the garage door would be retained.
- **Side (southwest) elevation:** Six lights are proposed at approximately 1.9m above ground level. A mature hedge along the southwest boundary is noted, which will further reduce light spill towards the adjacent open fields.

The specifications indicate a modest, low-powered lighting scheme suitable for residential use: 5W is very low power, 300 lumens provides only a small amount of light, and the warm

3000K colour temperature is less disruptive to wildlife. The downward orientation of the lights, combined with the boundary hedge, ensures that light spill into the surrounding countryside is minimal. The IP65 rating confirms the lights are weatherproof for outdoor use.

Conclusion

Given the modest output, downward orientation, and boundary screening, the submitted details for the proposed lighting scheme is acceptable for the site.

However, it should be noted by the applicant that the condition may not be regarded as being discharged until such time as the development has been carried out in accordance with the details so agreed.