

Development Services
Wiltshire Council
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05 January 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/09403
Proposal:	Condition 7 (the approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed) of application PL/2023/08927
Site Address:	Oakleigh, West Kington Road, Nettleton, Chippenham, SN14 7NW
On Behalf Of:	Mr & Mrs Hartley Oakleigh, West Kington Road, Nettleton, Wiltshire, SN14 7NW

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 01 December 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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.

Details Submitted for Approval:

Mighty Mousehole IP65 in solid brass specifications

Proposed Side Elevations 275 254E received 01.12.2025

Proposed Front and Rear Elevations 275 253E received 01.12.2025

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

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.

Four lights are proposed at 2.03m above ground level on the NW elevation. Two existing lights over the garage door would be retained. Six lights are proposed at approximately 1.9m above ground level on the SW elevation..

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.

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

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.