

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09584
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Holly House, Ashes Lane, Kington Langley, Chippenham, SN15 5NP
DEVELOPMENT DESCRIPTION:	Demolition of conservatory, replace with new extension, rebuilding of garage (subject to final agreed method to make good).
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing conservatory, the erection of a replacement extension and rebuilding of the existing garage. The application is submitted using Householder application forms.



Existing Elevations



Proposed Elevations

The proposal seeks the removal of the existing hipped-roof conservatory, which currently forms a link between the garage and the main dwelling, and its replacement with a single-storey extension maintaining this connection. The existing conservatory, constructed in UPVC, is considered an incongruous addition to the front elevation, particularly given its prominent position adjacent to the main road and its location within the Kington Langley Conservation Area. The proposed extension comprises a single-storey, pitched-roof structure designed to accommodate a lobby providing dual access to both the garage and the dwelling, positioned

set back from the garage. The lobby will provide an additional access route into the main dwelling, whilst the existing front door and access arrangements remain. The lobby will be largely concealed from view from the roadside, however views of the extension are possible on approach along Ashes Lane from the north and south.

With regards to the existing pitched roof garage, it has been acknowledged that there are current structural issues which require attention. The application states that the garage currently has poor raft construction. It is acknowledged within the application that when examining the current garage and its condition, if underpinning the garage proves either unfeasible or impractical due to the failing raft, the alternative proposed position is to rebuild the garage with its resultant form, scale, and massing remaining comparable to the existing structure. Such an approach would preserve the established visual character and appearance of the garage, as either underpinning or the erection of a full replacement would achieve an equivalent scale and appearance to the existing garage.

In terms of construction materials, the single storey extension is proposed to be constructed from natural stone to the south elevation facing inwardly into the property frontage, with render proposed to the rear (north) elevation and second-hand clay double Roman roof tiles. The garage is proposed to utilise render to the external walls alongside the reuse of the existing roof tiles should a full rebuild be required.

The proposed extension will introduce an entrance door and casement window to the south elevation, with 2 rooflights above alongside a high-level horizontal window to the north elevation. In addition, a door and small window are proposed to the west elevation to enable access to the rear garden. With regards the garage, the existing fenestration is not proposed to alter as a result of a proposed rebuild, with the 2 casement windows remaining to the east elevation facing the road.

The dimensions of the garage (both as the existing and proposed structure) are approx. 6m wide, 6m deep to a height of 5m, reducing to 2.5m at the eaves. The proposed lobby is proposed to measure approx. 3m wide, 4m deep and 4.5m high.

SITE DESCRIPTION/CONTEXT

The property known as Holly House is a modern detached dwellinghouse situated along Ashes Lane in the village of Kington Langley, approximately 6 miles from Chippenham. The site lies within the Kington Langley Conservation Area. The property is a fairly substantial dwelling with a large gravelled driveway, set back from the road and occupying a generous plot. The existing building has a pitched roof with a small central pitched dormer style feature to the front elevation and has been constructed from rendered walls with clay double Roman roof tiles and UPVC windows. The existing garage is situated forward of the principal elevation within the residential curtilage, with a modern UPVC conservatory linking the garage to the main house. The surrounding area is characterised by predominantly detached dwellings with open frontage, which have been constructed utilising a variety of materials including natural stone and render. Grade II listed 'Newlands', 1-3 Days Lane is situated approximately 50m to the north.

The application site is subject to the following planning policy constraints:

- Countryside Character Area – Avon Vales
- Kington Langley Conservation Area
- Groundwater Vulnerability – Minor
- Grade II Listed 'Newlands', 1-3 Days Lane within 50m

PLANNING HISTORY

Proposal / Summary
N/07/03272/FUL - Full planning permission Decision - Approve with Conditions Date: 7/2/2008 – Loft Conversion and Porch
N/08/02392/FUL - Full planning permission Decision - Approve with Conditions Date: 1/12/2008 – Loft Conversion, Porch & Bay Window (Amendment to (07/3272/FUL) Size of Porch)
N/94/00444/FUL - Full planning permission Decision - Approved Date: 18/4/1994 – TWO STOREY DETACHED DWELLING (PLOT 1) DWELLING (PLOT 1)
N/94/00840/FUL - Full planning permission Decision - Approved Date: 8/6/1994 – PROPOSED TWO STOREY DETACHED DWELLING AND GARAGE DWELLING AND GARAGE
N/11/03659/FUL - Full planning permission Decision - Refused Date: 12/1/2012 – Change of Use from Agricultural Land to Residential Garden.
N/07/02322/FUL - Full planning permission Decision - Approve with Conditions Date: 26/10/2007 – Conservatory
N/12/01802/FUL - Full planning permission Decision - Approve with Conditions Date: 3/9/2012 – Conservatory
N/12/03101/FUL - Full planning permission Decision - Approve with Conditions Date: 5/11/2012 – Change of Use from Agricultural to Garden (Resubmission of N/11/03659/FUL)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026

- Car Parking Strategy

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design, appearance and impact on heritage assets
- Amenity
- Highways and Parking

CONSULTATION RESPONSES

Kington Langley Parish Council: Support

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been received.

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, appearance and impact on heritage assets

From the point of view of the historic environment, the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Section 12 of the NPPF expects a good standard of design, whilst Section 16 discusses the requirement to conserve and enhance the historic environment. The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

The proposed extension constitutes a sympathetic and subservient addition to the property which harmonises with the current character and appearance of the property. The scale and design of the extension is considered proportionate to the property and its plot, which will not result in an overdeveloped or incongruous appearance. The proposed garage rebuild is a replication of the existing structure, thereby maintaining visual continuity. Furthermore, the proposed works are considered acceptable within the Kington Langley Conservation Area as they would preserve the character and appearance of the designated heritage asset. The scale, form, and design of both elements are proportionate and sympathetic to the existing dwelling and its setting, ensuring that the development does not result in harm to the significance of the Conservation Area. The use of matching materials further reinforces compatibility with the local vernacular. Officers also acknowledge that whilst the extension will be visible from public vantage points owing to the current arrangement of the property frontage, it is not considered to result in unacceptable visual impact to the locality or the wider streetscene.

Lastly, whilst the application site is located within 50 metres of listed building, Grade II 'Newlands', 103 Days Lane (which is situated to the north of the site), the proposed alterations to the front of the property present modest and sympathetic additions to the property which are not considered to negatively affect nearby heritage assets, causing no harm to their significance or setting.

Therefore the proposed works comply with WCS Core Policy 57 and 58, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, Appendix D of the Wiltshire Design Guide and sections 12 and 16 of 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. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The properties in proximity to the application site are Mullion House to the south, Manse to the north and Shalou to the East. Given the close proximity to the application site and shared gravel driveway, Mullion House will have partial views across to the proposed works. The removal of the existing conservatory and replacement with a ground floor extension which includes a door and single window will not lead to an increase in fenestration overlooking Mullion House. The proposed extension and garage rebuild will only be positioned marginally closer to Mullion House compared to the existing arrangement, thereby helping to maintain the current separation distances.

The property known as 'Manse' is considered to be the dwelling in closest proximity to the application site. It features an open frontage with boundary fencing adjoining the site, resulting in existing views of the extension due to the openness on this side. The removal of the conservatory will reduce the potential for overlooking, as the proposed rear elevation will incorporate only a single high-level horizontal window. The proposed extension is intended to function as a lobby, primarily facilitating circulation within the building rather than providing habitable accommodation or bedroom space. Furthermore, the extension will only marginally increase the footprint towards the shared boundary with 'Manse', thereby maintaining a broadly similar separation distance to that which currently exists, whilst it is considered that the proposed works will not result in any unacceptable overbearing impacts.

'Shalou' shares a side boundary with the application site and is positioned to the rear of the principal dwelling. The primary views arising from the proposal would relate to the rear elevation of the extension, which incorporates a window and door. However, the separation distance between the two properties is considered sufficient to mitigate any adverse impact.

Lastly, the proposed development will also be visible from the property across Ashes Lane from the application site – namely 1 Ashes Lane. Due to the positioning of 1 Ashes Lane, direct views are possible across to the proposed extension. However given the proposed positioning of the extension sandwiched between the garage and main dwelling, Officers are satisfied that the current separation distance is sufficient to mitigate against any unacceptable impact 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. Overall, it is considered that the

proposals would not result in unacceptable impact on the amenity or living conditions of surrounding residential occupiers.

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

Highways and parking

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 National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed extension is the solely provide a lobby as opposed to habitable accommodation. The proposed works to the garage will either result in the structure being given the required attention to its design failings or a rebuild which is comparable to its existing size and appearance. In either scenario, the proposed works are not considered to result in any impact to the existing parking arrangements and room for manoeuvring, and no alterations are proposed to the existing access arrangements.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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, scale, and relationship with the surrounding area. The proposed extension constitutes a sympathetic and subservient addition to the property which harmonises with the current character and appearance of the property. The scale and design of the extension is considered proportionate to the property and its plot, which will not result in an overdeveloped or incongruous appearance. Furthermore, the proposed works are considered acceptable within the Kington Langley Conservation Area as they would preserve the character and appearance of the locality, as well as not negatively affecting nearby heritage assets. Furthermore, the

application would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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:

404 / RJM / 2025 / 2 – Proposed Elevations and Ground Floor Plan received 08.12.25

404 / RJM / 2025 / 3 – Existing and Proposed Site and Block Plans received 08.12.25

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