

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09208
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Kent End Farm, Kent End, Ashton Keynes, Swindon, SN6 6PF
DEVELOPMENT DESCRIPTION:	Proposed Single Storey Side Extension.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a flat roof single storey extension to the dwelling at Kent End Farm.

SITE DESCRIPTION/CONTEXT

The application relates to the large detached residential dwelling at Kent End Farm, referred to by the Applicant as Kent End Farmhouse. The dwelling has a large residential curtilage. The site is located outside but adjacent to the settlement boundary of Ashton Keynes to the west.

The dwelling is served by a private access which provides vehicular access from Kend End Close, an unclassified road.

The building is not listed; however it is situated within the adopted Conservation Area.

The northwest boundary of the site abuts a Public Rights of Way footpath (AKEY24), and there are two other PROW footpaths (AKEY39 and AKEY26) to the west and south in close proximity.

The application site is mostly within Flood Zone 1, with its northeastern area lying partially within flood zone 3a. Parts of the site are identified to be at risk of surface water flooding at 1 in 30 year extent, 1 in 100 year extent and 1000 year extent. The site is also at risk of groundwater flooding to both surface and subsurface assets.

The site is also within the North Meadow SAC 4.2km recreational buffer.

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

- Ashton Keynes Conservation Area

PLANNING HISTORY

Proposal / Summary
No relevant planning history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

Ashton Keynes Neighbourhood Plan 2015 – 2026:

- Policy ENP1: Protection of biodiversity and wildlife sites
- Policy HCP1: Local character

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Ashton Keynes Parish Council: No objection

REPRESENTATIONS

No comments were 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 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.

Policy HCP1 – Local Character of the Ashton Keynes Neighbourhood Plan expects all development to be in harmony with their surroundings, particularly with local heritage assets.

The proposed extension would be located to the side of the detached property. Whilst the proposed extension would have a flat roof, it would continue from the existing flat roof extension. It is therefore considered that the harm is limited. The proposed size and scale of the proposed extension is considered modest in comparison with the main property. Furthermore, the proposed materials would match the existing and is therefore considered in keeping with the dwelling. As such, the proposed extension would be considered subservient and in keeping with the character and appearance of the site and its surrounding areas.

Having regard to the above, the proposal complies with the design principles set out in Policy HCP1 of the Ashton Keynes Neighbourhood Plan, Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 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 extension would be of single storey height. Given the proposed extension is of sufficient distance from neighbouring properties and the nature of the proposal, it is not considered to bring upon overlooking, overshadowing and overbearing effects to the neighbouring amenity.

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

Heritage Impact

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.

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 CP57: 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.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site lies within the Conservation Area of Ashton Keynes, therefore any development within this location must be required to demonstrate careful consideration of its heritage significance.

In this instance, the proposed extension is of an appropriate size and scale, with proposed materials which would match the existing of those on the dwelling. The application is supported by a Heritage Statement, which sets out the heritage designations in the vicinity, their significance and demonstrates consideration of the site's impacts on these heritage assets.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

Some areas of the site are identified to be at risk of fluvial or pluvial flooding, the proposed development would not be located within these areas. The impact is therefore limited.

Furthermore, given the minor nature of the development, it is not considered that the site would result in increased risk of flooding.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Other issues

N/A

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

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 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:

Application form & Certificate; received 21 November 2025

Location Plan; 002 26/04/2025; received 6 January 2026

Existing and Proposed Site Plan, Elevations and floor plans; 001 26/04/2025; received 21 November 2025

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.

REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVE NOTES

1. The red line plan submitted with the application contains land that, in the view of the Local Planning Authority, is not within the residential curtilage of the main dwelling and may not otherwise be in lawful residential use for planning purposes. Based on the information provided, however, the Local Planning Authority is satisfied that this is not land necessary for the carrying out of the development hereby permitted, and it has not therefore considered it necessary to ascertain the current lawful use of the land; however, and for the avoidance of doubt, the applicant is reminded that the red line plan serves only to identify the land in respect of which the application has been made and that a householder application and decision notice in no way lawfully changes the use of any land within said red line plan. This shall not preclude an application for change of use to be considered by the Local Planning Authority, and the applicant may apply for a Certificate of Lawfulness if they later deem it necessary to demonstrate an established lawful use of any of the land.

2. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.