

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09232
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	9 Abingdon Court Farm, Cricklade, Swindon, SN6 6BZ
DEVELOPMENT DESCRIPTION:	Erection of a single storey rear conservatory
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey rear conservatory (measures approx. 3m wide, 3m deep, 2.2m eaves and 2.85m max height). It is constructed from a stone dwarf wall with anthracite grey aluminium glazed framing.

SITE DESCRIPTION

The application site is a two-storey dwelling known as 9 Abingdon Court Farm. It has walls of coursed stone, a gabled tile roof, casement fenestration under timber lintels, and a rear garden. Its setting is characterised by the vernacular architecture and farmstead layout of the area, which includes converted historic farm buildings and modern dwellings in a quasi-agricultural, traditional architectural style. It is in the settlement boundary of Cricklade. Relevant designations and constraints include Cricklade Conservation Area, a Scheduled Monument, three listed buildings (Grade II) within 50m, and heritage features recorded on the Swindon and Wilts HER.

PLANNING HISTORY

PL/2023/06958 - Single storey rear extension projecting 3m (REFUSE 31/01/2025)

- *REASON: The proposed development by reason of its siting, in an area of high archaeological potential lying within 20m of the Scheduled Monument of Cricklade Town Banks. In the absence of pre-commencement conditions to mitigate potential harm to high archaeological potential assets the proposal would fail to protect Archaeological Assets and be contrary to Core Policy 58 criterion i of the Wiltshire Core Strategy as well as Section 12, paragraph 124 and 127 of the National Planning Policy Framework.*

N/93/01254/FUL - Redevelopment of existing farmyard to residential and associated works/conversion of cheesehouse and outbuildings (total 11 No dwellings) use farmyard as residential (APPROVED WITH CONDITIONS 05/10/1994)

- Restricts PD rights.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Cricklade Neighbourhood Plan: Made 2018

- Policy H3: Design of New Housing

Cricklade Conservation Area Statement 1999

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Cricklade Town Council – No objection (17/12/2025).

County Archaeologist – No comment (12/12/2025).

Historic England – Comment advising they are not providing advice but that this should not be interpreted as comments on the merits of the application (03/12/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. A site notice was displayed on 5 December 2025. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance, including regard to heritage assets

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, among other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The site is in Cricklade Conservation Area (CCA), the character and appearance of which can partly be discerned from its protected buildings and features, townscape features, valuable open space and water, and significant foliage. It is desirable to preserve or enhance its character or appearance, and to which there is a duty to pay special attention under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed conservatory would be positioned roughly centrally on the rear elevation, is of a subservient scale, and blends closely matching stone with glazed metal framing, lending it a contemporary lightweight appearance that would complement the host dwelling. While it would be readily visible from the footpath to south and from the east, it is considered an acceptable design and to preserve the character and appearance of the CCA.

The site lies 20m outside the designated area for the Scheduled Monument known as Cricklade Town Banks [NHLE: 1002997], a designated heritage asset the significance and national importance of which is likely to be ascribed to its historic and archaeological interest. The conservatory would be observed within the context of existing built form and due primarily to its scale, appearance, it is considered it would have a neutral impact on the setting of the monument.

There are three Grade II listed buildings¹ within the former farmstead of Abingdon Court Farm, however, the scale, siting, separation distance and intervening features, would ensure their settings are preserved, the desirability to which special regard has been had as required by S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

No objection was raised by the Town Council and Historic England did not offer comments on the proposal. Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal would have an acceptable effect in relation to the character and appearance of the area, including the heritage assets that contribute to the sense of place. It therefore satisfies the expectations of adopted design guidance and the requirements of CP57 of the Wiltshire Core Strategy.

Archaeology

The site is in an area of high archaeological potential, being 20m outside of the designated area for the Scheduled Monument known as Cricklade Town Banks and with several non-designated heritage features recorded on the local HER. The proposal follows an application in 2023 for planning permission for a similar extension, refused on the basis of insufficient information to mitigate archaeological impacts.

¹ Abingdon Court Farmhouse [NHLE: 1023076], Outbuilding North of Abingdon Court Farmhouse [NHLE: 1356088], and Outbuilding to North East of Abingdon Court Farmhouse [NHLE: 1023077].

The County Archaeologist was consulted on this application and made no comment, however by email they have clarified that the design and foundation construction (Durabase) in this case would limit the depth of footings and mitigate the potential for loss of archaeological deposits. The proposal would therefore conserve the archaeological potential of the area, satisfying the aims of CP58 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are 8, 10 and 12 Abingdon Court Farm. No letters of representation were made by members of the public raising matters relevant to consideration of residential amenity

The proposed conservatory is a modest single-storey addition to the rear elevation of the dwelling. Due to its scale, siting and design, it would not materially harm the living conditions enjoyed by occupants of the site itself or adjoining residences.

The proposal would safeguard the amenity afforded by the site and to occupiers of adjoining land, and it would thereby satisfy expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

Biodiversity Net Gain

The application was validated as a householder planning application, which are exempt from the requirement to deliver 10% BNG introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The decision notice should include an informative reminding the applicant of the requirements.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to have acceptable impacts in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. It is not found to conflict with the statutory requirements or the provisions of the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The proposal should therefore be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following 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. Materials. Received 24 November 2025.

Conservatory Details. Durabase. Received 24 November 2025.

Existing and Proposed Elevations. Drawing No.01. Received 24 November 2025.

Location Plan, Block Plan, Existing and Proposed Floor and Roof Plans. Drawing No.02. Received 27 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 unless otherwise stated on the approved plans.

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