

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09333
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 The Leaze, Ashton Keynes, Swindon, SN6 6PE
DEVELOPMENT DESCRIPTION:	Demolition of existing Single-Storey Rear Extension, Erection of a New Single Storey Rear Extension and PPC Slimline Aluminium windows
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of a single storey rear conservatory style extension and the erection of a new, single storey extension on the southern end of the rear (western) elevation of the dwelling.

The extension would have approximate dimensions of 5.25m wide, 4.65m deep and an overall ridge height of 3.75m. The projection would comprise rendered elevations with matching roof tiles and fenestration on all three elevations with two roof lights within each roof slope.

The proposal also includes a small, open porch on the southern side of the proposed extension, where there is door from the rear garden into the existing utility room. This would be constructed of an oak post with matching roof tiles over. The submission also proposes to update all fenestration around the dwelling with powder coated aluminium fenestration.

SITE DESCRIPTION/CONTEXT

The application site comprises a two storey, detached dwelling set within a generous plot and located within the defined settlement boundary of Ashton Keynes. This part of The Leaze, is a private roadway which serves a small number of dwellings which are set back from the gravelled access track with soft landscaped boundary treatments and generous front amenity spaces.

The site is located within the designated Conservation Area of Ashton Keynes but there are not other heritage assets within the vicinity of the site, which is characterised by stone clad, mid to late 20th century residential dwellings.

PLANNING HISTORY

Proposal / Summary
PL/2022/01819 - Consent under Tree Preservation Orders Decision - Approve with Conditions Date: 6/4/2022 – Walnut Tree - Crown reduction of 30% of branch length to growth points.
N/95/01308/FUL - Full planning permission Decision - Approved Date: 11/8/1995 – SUN LOUNGE EXTENSION SUN LOUNGE EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- 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
- Core Policy 64: Demand Management

Ashton Keynes Neighbourhood Plan – Made May 2017

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.

The principle of providing and extending facilities in association with existing residential accommodation is considered acceptable in principle and in accordance with CP57. In this instance, the provision of a like-for-like extension is considered acceptable in terms of bulk, scale, design and form. The palette of materials is not uncommon in this location with render being used on other minor extension to dwellings within the vicinity of the site. The matching roof tiles would help assimilate the development into the site and setting. There are no views from the public realm of the rear of the dwelling, and albeit sited in the conservation area, the adjacent and nearby properties are of a similar age to the dwelling on the application site.

In terms of the change to the fenestration, the proposal would simplify the window design throughout the property. At present, the windows include Georgian style glazing bars which would be replaced with a simpler design. When viewing properties within the estate around the site, it is apparent that there are a mix of window designs with some including the glazing bars and some without. This variance includes some of the more historic properties within the wider area and some within close proximity to the application property. Given that the dwelling dates from the mid to late 20th century which would not typically have this feature, it is not considered that a reason for refusal could be justified in this instance.

It is apparent that the Description of Development states that the development includes the removal of the existing, rear elevation conservatory and the submitted elevation plans demonstrate its removal. However, its removal would not be required to erect the proposed new extension. Whilst the dwelling benefits from a generous rear garden, it is considered that a relevant condition to require the removal of the existing conservatory is necessary in this instance to ensure that the site is not overdeveloped or results in multiple extensions to the rear of the property. Such a condition is considered relevant and necessary and would meet the six tests for such a condition.

Having regard to the above, the proposal complies with the design principles set out in 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 development is therefore not considered to result in significant overlooking, overshadowing, loss of privacy or noise impact upon adjacent neighbouring occupiers over that which can normally be undertaken within a private residential property or garden.

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 66 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.

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 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.

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.

As previously opened, albeit the application site lies within the designated Conservation Area of Ashton Keynes, there are no other heritage assets within the vicinity of the site and the dwelling itself not considered to be a heritage asset. There would be very limited views from the public realm of the rear elevation extension, but the change to the fenestration would be visible from the private driveway leading to adjacent dwellings and possibly some views from the wider public realm. However, as discussed in a preceding section of this report, the use of Georgian style glazing bars is not consistent across the wider area and their loss in favour of a simpler window design is considered to result in neutral impact upon the Conservation Area.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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.

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. Received on 28 November 2025

CS-25048 01 Rev PL0. Location and Block Plans. Received on 27 November 2025

CS-25048 02 Rev PL0. Existing Floor Plans. Received on 27 November 2025

CS-25048 03 Rev PL0. Existing Elevations. Received on 27 November 2025

CS-25048 04 Rev PL0. Proposed Floor Plans. Received on 27 November 2025

CS-25048 05 Rev PL0. Proposed Elevations. Received on 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 be as stated on the documentation and plans hereby approved.

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

4 Notwithstanding the details as shown on the plans hereby approved, within three months of the completion of the rear elevation extension or its first beneficial occupation, whichever is the sooner, the existing conservatory shall be removed.

REASON: In the interest of the character and appearance of the area.