



Bourne Valley Associates Ltd

Planning and Heritage Statement

to support a planning application for refurbishment of existing property to demolish existing double garage; single garage extension; the rebuild of existing dormer structures of both the east and west elevations, incorporating vertical hanging tiles.

at

76A Main Street, Keevil, BA14 6ND

For Mr and Mrs Gough

Roger Prescott MRTPI

Bourne Valley Associates Ltd
Andover Lane Farm
Faberstown
Andover
Hampshire
SP11 9PE

Tel: 01264 850159

Email: info@bournevalley.co.uk

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Issue 2

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1. Introduction

This Statement accompanies and supports an application made to Wiltshire Council seeking planning permission for works at 76A Main Street, Keevil, BA14 6ND. This application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr Peter and Mrs Catherine Gough, who are the freeholders of the site.

In essence, the proposal is to upgrade and make the property more sustainable, which dates from the early 1980s. These works include the refurbishment of existing property to demolish existing double garage with chimney stack and extend the existing single garage; and works to roof to include the rebuild of existing dormer structures of both the east and west elevations, incorporating vertical tiles (tile hanging), and the installation of 18 no. non-projecting solar panels on the east elevation of the roof of the house, and 6 no. on the east elevation of the roof of the revised garage. The details are set out in Section 6 of this statement. Although the solar panels do not require planning permission, as they are to the rear of the property in a conservation area. They are included within our submission to demonstrate the applicants commitment to sustainable development.

Although the property is not listed, being a modern structure, it is set within a conservation area. Thus, some of the proposed works, including those involving demolition, would normally be permitted development for a householder, planning permission is required because of the conservation area status. So, a heritage statement is required to set out the details of the heritage assets (the conservation area) and to assess the impacts of the proposals on them. These details are provided within this statement and not as a separate document.

The statement seeks to follow requirements set out in the National Planning Policy Framework (NPPF) and also guidance on proposals affecting heritage assets by Historic England and others. We also consider the implications of local policy and guidance.

2. Site Context

The application site is set within the centre of Keevil, a village some 5km to the East of Trowbridge, and about 1.5km south of the A361, the main Trowbridge to Devizes road. The indicative position is shown by the golden arrow in Figure 1, but the location plan is formally submitted with this application, as Drawing 05600-00-B, Sheet 01. As can be seen from Figure 1, Keevil is a linear village, with development alongside a road. In planning terms, the Wiltshire Core Strategy defines Keevil as a “small village”. Small Villages are considered to have “a low level of services and facilities, and few employment opportunities”, and do not have a settlement boundary. Some “modest” development is possible in small villages, but we consider that the principal of development would not be open to debate, given the “modest” of the proposed works at an existing property currently capable of occupation.

Much of the village was designated as a conservation area in 1973 to “*preserve and enhance the special architectural and historic interest*”. Figure 2 is a map of the village with the conservation area shown shaded. The map is taken from the former village design statement. The red arrow shows the location of 76a Main Street, in a central position within the conservation area.



The character and significance of the conservation area is set out in Section 7.

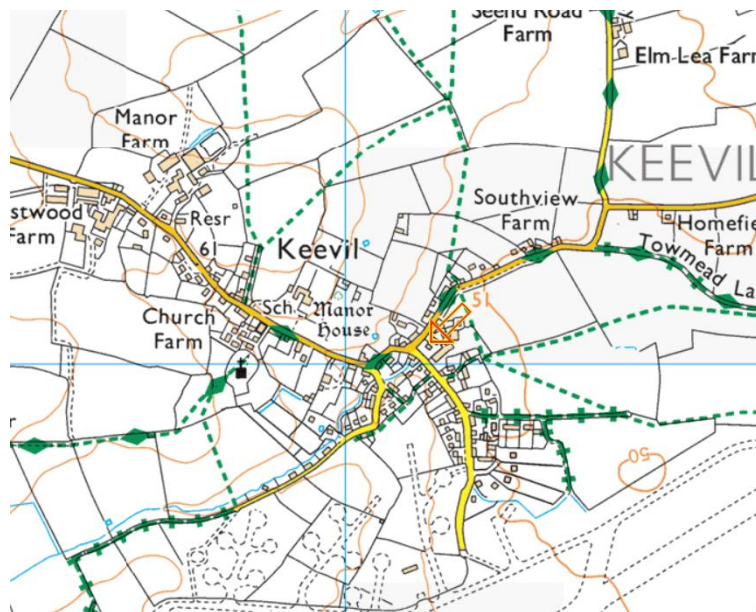


Figure 1 - Site Location

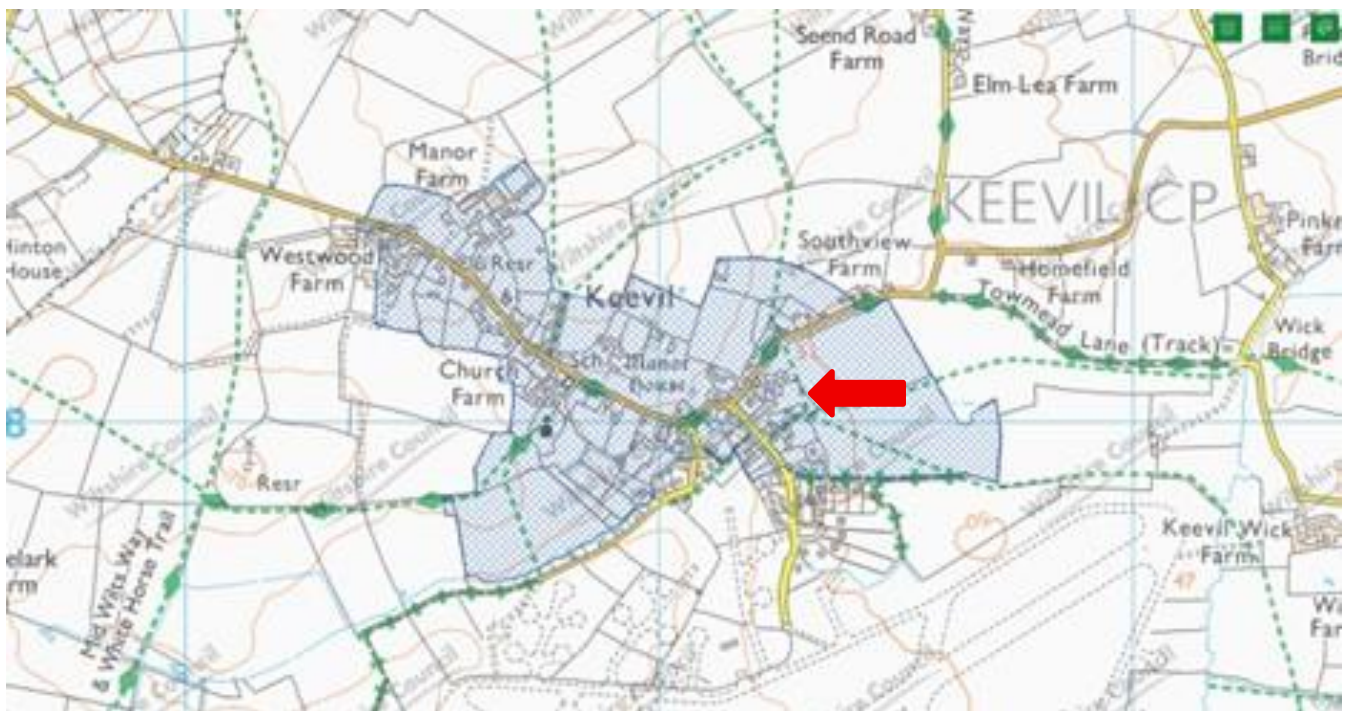


Figure 2 - Map showing Keevil conservation area

An aerial photograph is a good means of understanding the general form and grain of a settlement in which a development site sits. Figure 3 is such a photograph, taken in June 2025, and thus very representative of the current situation. The building, which is the subject of this proposal is shown by the red arrow, and is set on Main Street, which is the minor, but historic, highway from the A350 Melksham to Westbury road, some 2.5km to the West through Keevil and thence to Bulkington, about 2km to the East.

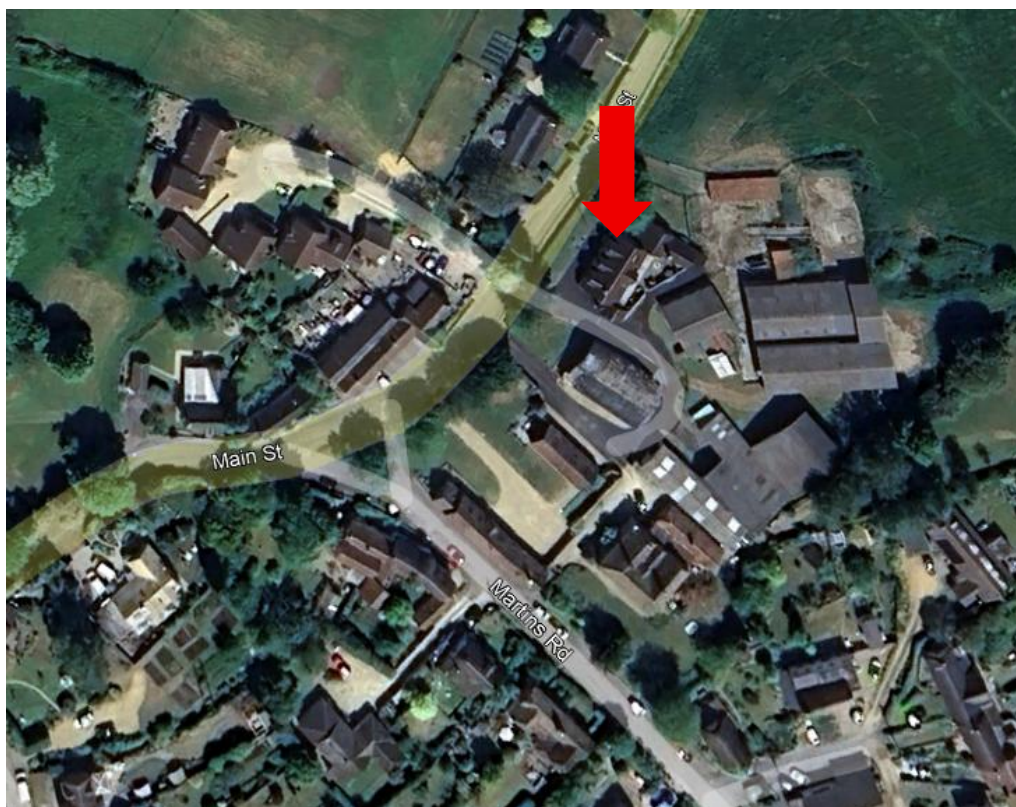


Figure 3 - Aerial photograph, 2025

The village was established on farming, and the juxtaposition of farm buildings with dwellings is still evident. The application site was within the home complex of Longleaze Farm, as will be described in Section 3. Although the application site is now independent of the farm, it lies very close to it, and is adjacent to buildings still in use. Figure 4 shows the view of the house from Main Street, that is its West elevation. A Dutch barn can be seen to the rear on the right-hand side. Although one might have reservations about the current design of the house, one can argue that an attempt was made to create a “cottagey” character in order to present a rural image, so as to better integrate the house into the village and adjacent countryside.



Figure 4 - View of site from Main Street

3. History and planning history

There were no dwellings on the site before the current one. There is no structure on the site at the time of the 1st edition OS map, as reproduced in Figure 5.

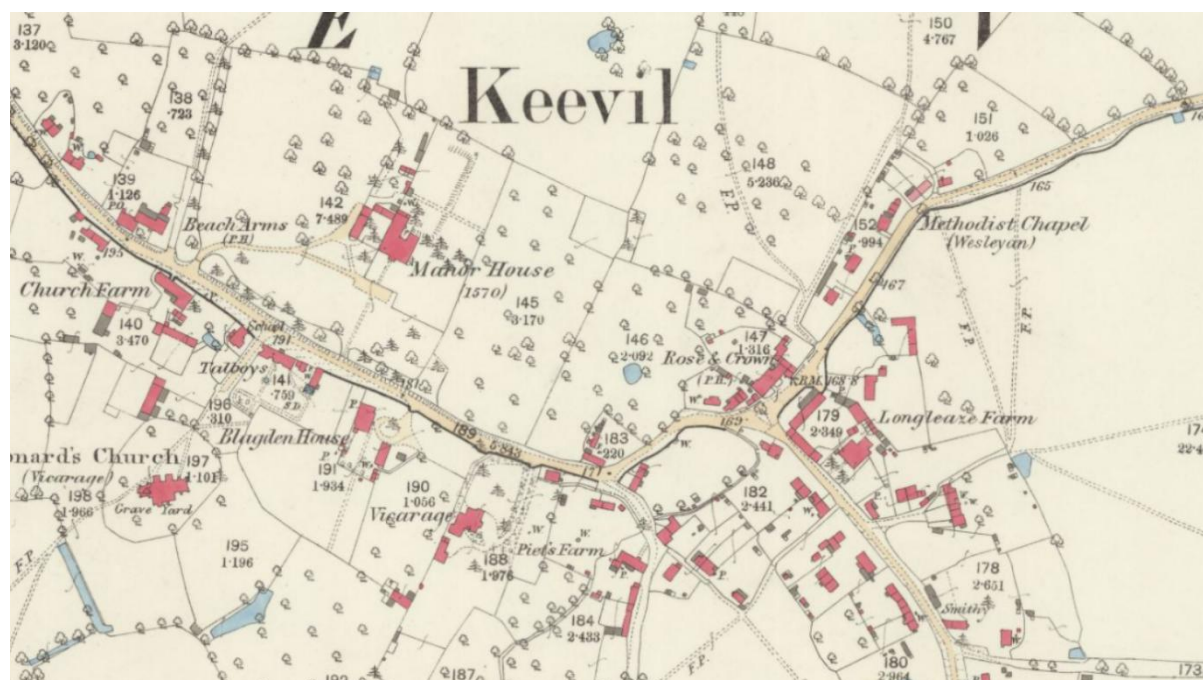


Figure 5 - OS 1st edition 25" to the mile, 1885



We have also examined the OS maps of the same scale from 1899 and 1922, but there are no significant differences in form and layout. That also seems to be the case in the 1938 1:25,000 map, but it is far less accurate.

The details of planning history have been taken from the Wiltshire planning application web page. The short list below is believed to be comprehensive.

W/81/00366/HIS

This application successfully obtained outline consent for the construction of a dwelling at the site. Permission was granted in July 1981. There are no associated documents available on-line. However, the applicants obtained the full details of the application, which was issued to the previous owner, a Mr Banfield. Subsequent to the outline permission, full details were submitted and approved during 1982.

Figure 6 shows one sheet from the detailed plans submitted following the original outline consent.

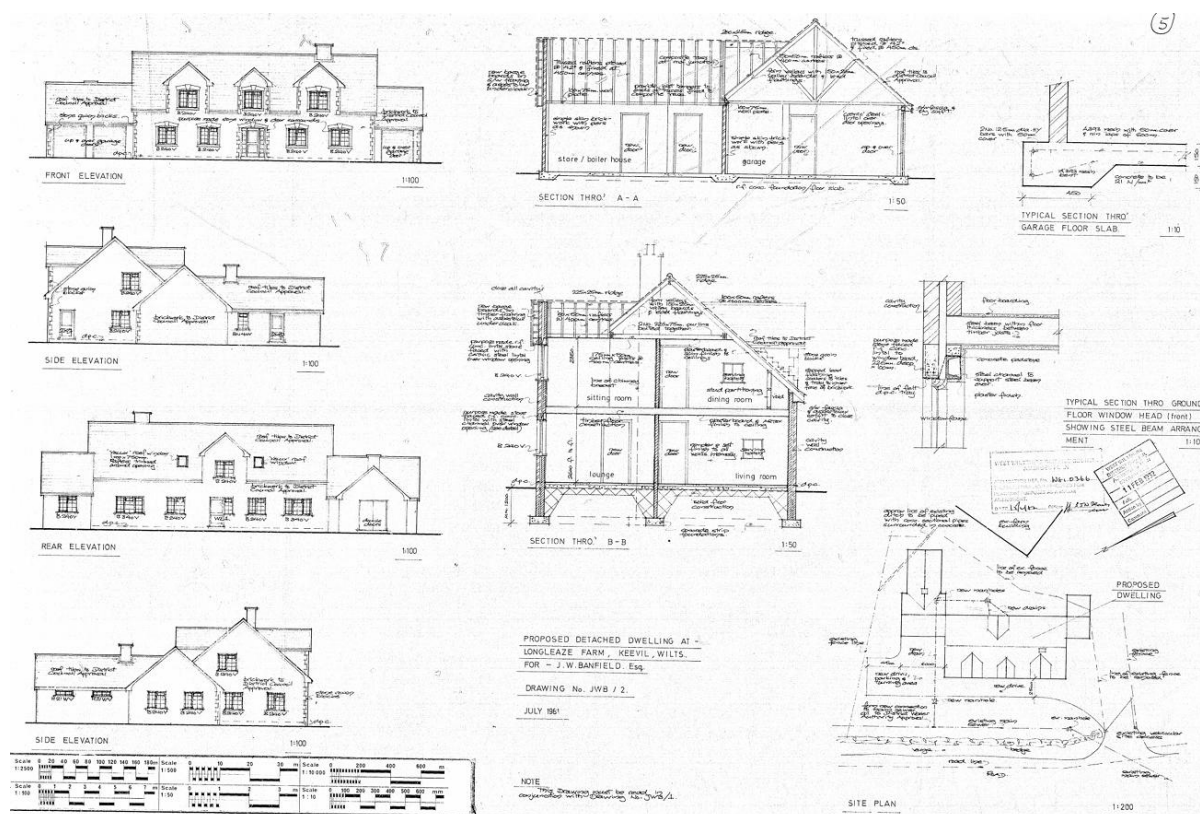


Figure 6 - Elevations of plans approved in 1982

We believe that the house was built in accordance with the approved plans although, in any event, the structure has been on site well beyond the threshold of 10 years to convey immunity from prosecution, and principle of development was established through the outline consent.

W/06/01974/FUL

This application sought permission to install solar panels to the roof. It was granted on 26th June 2006. Once again, there are no documents available online. The proposal was implemented.



The panels were not for typical photo-voltaic panels for the generation of electricity, but evacuated tubes to heat water. The tubes were installed on the rear east elevation, as shown in Figure 7.



Figure 7 - Rear elevation showing evacuated tubes for water heating

The existing set of tubes (a double panel) is proposed to be removed under this application. A full set of solar panels for electricity generation is requested, as is described later. However, the 2006 permission established the principle of low-profile panels on the roof. The proposals will, once again, be on the East-facing roof, not visible from Main Street.

W/09/01587/FUL

It should be noted that this application is erroneously recorded on the Wiltshire records as relating to 76A Main Street. However, the application sought an extension to an agricultural barn, and indeed it was required for Longleaze Farm. Its development is therefore not material to this application.



4. The need for the works

As has been described above, the house dates from the early 1980s, and it is beginning to show its age. It was built at a time when insulation was generally poor and seldom considered during construction. Therefore, the house is badly insulated, and part of the proposal is to address the insulation around the dormer windows and the roof. In doing so, the opportunity has been grasped to refresh the appearance, too. A symptom of the poor materials used is shown in Figure 7. That shows the unsightly plastic “lean-to” on the rear (East) elevation. It is proposed to remove that structure under these proposals.

In addition, the applicants have addressed the way that the house would function. The most obvious impact is from the reduced need for garage space. The present house has three garage spaces: two on the eastern end, one of which is difficult to access, and one on the western end. The two eastern garages are shown in Figure 8, in which the existing chimney stack is visible. They are proposed to be demolished.



Figure 8 - Existing garages and chimney stack to be demolished

As is described later, the existing garage on the eastern end will be extended to a double garage. It should be noted that there will simultaneously be significant internal alterations. They do not need planning permission, but they are shown on the submitted plans (see Drawing 05600-01, Sheets 03 and 04), to provide a comprehensive picture and to illustrate that the number of bedrooms within the house is proposed to be reduced from 7 to 4 (one of which would double up as an office), with consequential reductions in the need for parking. The bedrooms will be larger and more appropriate to contemporary expectations, with each having an en-suite bathroom.



5. Proposed works

In considering the proposals, one should examine the detail set out in plans and elevations, shown in Drawing 05600-01. Sheets 01 and 02 show, respectively, the existing floor and roof plans and elevations, while Sheets 03 and 04 show the proposed floor plans and roof plans and proposed elevations.

However, an initial appreciation of the proposals can also be gained by reviewing the block plan shown in Drawing 05600-00-A, Sheet 02, and also in the site plan (Sheet 03). Those drawings show, as a “solid” image”, the proposed footprint of the house, while the paler outline is the existing structure. It demonstrates the elements to be demolished, as previously mentioned in Section 4.

So, the sizeable garages (including chimney stack), shown in Figure 8, is proposed to be lost, along with the rear lean-to. A small porch is also to be removed. Their removal will mean, even with the addition of an extra garage, that the footprint of the building will be significantly reduced from its present size, and that there will be a larger rear garden. The proposals will mean there would no longer be an over-long development, with beneficial implications for the character of the conservation area, as is set out further in Section 6.

The block plan also shows that 3 additional parking spaces will be provided in front of the new double garage, so that 5 spaces will be provided in all. Given that there would be four bedrooms in the modernised house, there will be adequate parking and turning provision within the curtilage. There would be no change to the junction with Main Street. There would, however, be the installation of an electric sliding timber gate in replacement of the existing gate.

The site plan also shows that there would be adequate provision for bin storage. There would also be new 1.8m closed boarded fencing to the rear of the property and a 1m post and wire fence along its south-western boundary set behind the existing hedge, which is to be retained.

The existing stone wall, shown in Figure 9 will be retained. It is considered to be a significant feature at the site, and its retention maintains the character of views from Main Street.



Figure 9 - View from West, showing stone wall to be retained and birch trees

Turning to the details of the proposed changes to the exterior of the house, we turn our attention to the rear (East) elevation that is not readily visible from elsewhere. The main change is that the building will be less wide through the removal of the garages. It will also be more open to sunlight because the lean-to will be removed. There will be changes to fenestration on the ground floor through the introduction of two of French windows; one from the office/Bedroom 4 and the other (a sliding mechanism) from the kitchen-diner, so there will be better integration between house and garden. All of the windows and doors will be replaced, the existing brown painted timber windows are very inefficient, they will be replaced with modern aluminium double glazed units. The Georgian glazing bars will be retained in the new windows, replicating other properties within the conservation area.

At first floor level, the form of the dormer window and roof lights will remain, but the roof (including that of the adjoining extended garage) will have a significant array of solar panels (photo-voltaic cells) as described earlier. They will be low-profile and integrated with the roof. They will make a significant contribution to making the house independent of mains electricity, through the installation of a storage battery, so that it will become more sustainable in operation.

The existing roof tiles will remain. However, the vertical faces of the dormer structure will no longer be faced with brick, but with concrete tile hanging, brown, to match the existing roof tiles in colour and texture.

The North elevation would change significantly, not only through the removal of the garages, but also through the replacement of an existing window by a set of sliding doors from the kitchen-diner to the (wider) garden. In contrast, the South elevation would not appear to change much, except that the



extended garage would take it marginally nearer to the boundary, but without any impact on neighbouring amenity. The side door and porch would also be removed.

The changes to the West elevation are important to consider, because it faces Main Street and is thus open to public view and could have an impact on the character of the conservation area. The most apparent change will be to the detail of the dormers. Figure 10 shows the detail of the central dormer on that elevation – matching its partners on either side. The stone detail and quoinage is apparent.

It is proposed to cover the vertical faces with tile hanging, as with the rear elevation, and similarly using matching concrete tiles. Internally, the dormers would be protected to ensure they are insulated and weather-proof. It is considered that the tile-hanging will present a simpler visual image to the road, more appropriate to the character of the conservation area.



Figure 10 - Existing central front dormer

6. Character of the heritage assets

In this section we describe the heritage assets in adequate detail to provide background information for the planning authority to appreciate their significance and for an assessment of the impact of the proposals on the assets to take place. In this case, the only relevant asset is the conservation area of Keevil.



While there are listed buildings nearby, we do not consider the proposal would have any impact on them at all.

Figure 11 shows the location of the nearest listed buildings, shown by blue markers, in relation to the application site, which is shown by the red arrow.

The nearest of the buildings recorded as being listed is that which faces Main Street. However, it was demolished in the hurricane of 1987, and thus no longer exists. The Wiltshire Conservation Officer has agreed to seek its removal from the Historic England records.



Figure 11 - Position of listed buildings in relation to the application site

The other two listed buildings are, because of intervening buildings, not visible from the curtilage of the application site, and therefore not material to the determination of this application. It should be noted that Bourne Valley Associates was the agent for the recent planning application/listed building consent application at the listed The Old Stables (41A Main Street), which was submitted by the applicants' son, and therefore we are familiar with the current application site and its context. The application at The Old Stables (PL/2025/08638) was submitted in November 2025 and is still to be determined.

Keevil Conservation Area

In submitting an application that has potential for impact on a conservation area, which is a recognised heritage asset, the heritage statement has to describe the character of that area, before considering what impact the proposals might have. Keevil's Conservation Area was designated in 1973 to 'preserve and enhance the special architectural and historic interest' in some parts of the village, as shown in the map in Figure 2 of this statement.



In considering the character, one would normally benefit from a conservation area statement produced by the planning authority, but none exists for Keevil. There was a village design statement produced by the parish council in 2003, but that has now been largely integrated into a Keevil Village Planning Policy, which was approved at an Ordinary Meeting of the Parish Council 03 March 2025.

Although this 2025 document states that the village design statement “*describes the character of village buildings, street pattern, trees and open spaces*”, there is no evidence that it actually does so. The original and current documents set out design guidelines under six headings: Village setting; Street furniture; Village context; Settlement; New Building; and Transport that set out useful principles such as that for new buildings below:

NEW BUILDING

- Any future development in the village, including extensions to existing buildings, should respect the building types and details of the central area around Main Street and its immediate environs.
- Any new building should incorporate materials and designs in harmony with the built environment.
- Within the conservation area, or where new development may affect the settings of listed buildings, the preservation of their special character will be the primary consideration.

However, there is no summary – as often found in conservation area appraisals – of “*the building types and details*”.

Our position is that, as the only changes would be limited to minor modifications to the external appearance, much of the guidance is not relevant. However, we accept that due consideration should be given to the use of appropriate materials. There would be no increase in footprint: indeed, there would be a limited reduction in footprint because of the removal of the garages on the eastern end of the property.



7. Impact on Heritage Assets

In assessing the impact of the proposed development on the character of the conservation area and on listed buildings, we have paid heed to Historic England's *"The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017"*. We contend that the proposal would have negligible or neutral wider effects on the area, in terms of overall land use pattern, in respect of public views, on public access, and overall form.

For the reasons set out in Section 6, we do not consider the impact of the proposals on the listed buildings. We thus focus on the impact on the conservation area. As a premise, we emphasise that the principle of development should not be material here, because of the long-standing presence of the house since the 1980s. Moreover, the presence of roof panels for energy generation should be considered as acceptable because of the implementation of the 2006 permission. The additional panels will likewise be on the rear elevation, and they will contribute significantly to a sustainable development.

The changes to the front elevation will be readily apparent. However, we consider that the modifications to dormers and windows will be limited in their impact, as the overall form would remain the same, and the change from brickwork and quoins to tile-hanging will present a less complex, even fussy, elevation to the road. If one examines Figure 12, it is indeed difficult to see the detail of the dormers. Indeed, from that angle it is difficult to discern the garages that are to be removed.



Figure 12 - View of 76A Main Street as one enters the village

The garages are more readily observed when one is opposite them, as shown in Figure 13. The view is filtered through a mature oak tree, so the view to the farm behind is limited.



Figure 13 - View from Main Street, showing garages to be removed

Therefore, the degree of public views of the changes proposed is very limited. It is therefore reasonable, that we consider to regard the impact on the character of the conservation area to be negligible, even advantageous. We recognise that the National Planning Policy Framework (NPPF) does not recognise the significance of impacts using the same scale as applied to Environmental Impact Assessment. Instead, it uses the somewhat inflexible categorisation of substantial harm; less than substantial; or no harm. There is no reason for one to consider that there would be substantial harm to the conservation area. There would be a change in appearance, however, a change does NOT necessarily mean that harm would accrue.

There are no known cultural associations related to the conservation area that would be impacted by the proposals.

In summary, we consider that, there would be no material harm caused. Indeed, we believe with conviction, that there would be benefits accruing from the proposals. This position is taken even before weighting the impacts against the perceived public benefits. In terms of such benefits, they are explained in Government guidance¹. They include:

- *“sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation”*

¹ Guidance On Historic environment. Advises on enhancing and conserving the historic environment. From: [Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government \(2018 to 2021\)](#) and [Department for Levelling Up, Housing and Communities](#)



We consider that the measures we propose would achieve all three of those benefits.

Moreover, as we have also explained, there would be an environmental benefit to be derived. Historic England, in its advice on the use of carbon efficient measures², makes clear that *“delivering environmental objectives is a public benefit, but that they ‘should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.’”* In this case, there certainly would be private benefit, but Historic England (and Government Inspectors) accepts that the cumulative impact of incremental energy savings across development would lead to public benefit. If one were to undertake a “planning balance” exercise, we contend that there would be greater weight in favour of the proposals than against them.

8. Ecology

A Provisional Roost assessment has been carried out by Dr. Jonty Denton (Chartered Ecologist) FRES FLS MCIEEM CECOL. The report concludes, There was no sign of any bat activity in the house and garage which have no openings into the roof spaces, soffits and fascias. Therefore, the house and garage have negligible potential for roosting bats and phase 2 bat surveys are not recommended.

9. Trees

An Arboricultural Impact Assessment has been carried out by Sebastian Macleod NCH Arb. Dip Arb L6 (ABC). The report concludes, the proposals will not impact the existing trees and provides recommendations for working around the trees along with a Tree Constraints Plan.

² Adapting Historic Buildings for Energy and Carbon Efficiency Historic England Advice Note 18 (HEAN 18)



10. Planning Policy

We believe we have accorded with national and local planning policy and with guidance from Historic England, the Government's advisors on heritage issues.

10.1. National Policy

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) confirms that the planning system should support sustainable development, including well-designed places, the conservation of the historic environment, and measures that mitigate and adapt to climate change.

Achieving well-designed places

The NPPF identifies that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve"* (para 131). Development decisions should ensure proposals function well, add to overall quality, are visually attractive, and are sympathetic to local character, while establishing a strong sense of place (para 132).

The proposal comprises alterations and enhancements to an existing dwelling (including alterations to dormers and associated works). The design approach seeks to:

- respond to the host building's form and the conservation area context through appropriate scale, massing and detailing;
- use materials and finishes that integrate with the existing dwelling and the wider street scene; and
- avoid harm to neighbouring amenity given the domestic scale and siting of the works.

Conserving and enhancing the historic environment

The site lies within the Keevil Conservation Area, a designated heritage asset. The NPPF requires that heritage assets are conserved in a manner appropriate to their significance, and that great weight is given to the conservation of designated heritage assets (para 212). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (para 213).

In this case, the works are confined to a single residential property and are intended to be read as part of the existing built form rather than an intrusive addition. The proposal has been developed to preserve the conservation area's character and appearance by:

- retaining the established domestic scale and roof form;
- using sympathetic materials/finishes; and
- ensuring that the alterations do not introduce visually discordant forms when viewed from public vantage points within the conservation area.



Accordingly, the proposal is considered to preserve the significance of the Keevil Conservation Area and therefore accords with NPPF Section 16.

Meeting the challenge of climate change (including renewable / low carbon energy)

The NPPF supports proposals that reduce greenhouse gas emissions and encourages renewable and low carbon energy. Importantly for this application, the NPPF recognises that even in conservation areas and world heritage sites, applicants can utilise renewable energy: *“Small-scale solar panels can be used in conservation areas and world heritage sites”* where impact is minimised and they are not prominent on principal elevations or in significant views (para 167).

The proposed solar panels are designed to be non-projecting / building-integrated and positioned to minimise visual effects within the conservation area. The replacement windows will improve the energy efficiency of the building. The renovation will also significantly improve the thermal performance of the building through the addition of internal insulation to the skirting ceilings on the first floor. This delivers a modest but meaningful sustainability benefit while safeguarding heritage significance, consistent with NPPF objectives on climate change and the historic environment.

10.2. Local Policy

The Wiltshire Core Strategy provides the relevant development plan policy framework for assessing design quality, heritage impacts, and sustainability/retrofit measures to existing buildings.

Core Policy 57: Ensuring high quality design and place shaping

Core Policy 57 requires a high standard of design in all developments (including extensions and alterations) and expects proposals to create a strong sense of place by drawing on local context and being complementary to the locality.

In accordance with Core Policy 57, the proposal has been designed to:

- enhance local distinctiveness and respond positively to the existing townscape/roofscape;
- use materials and detailing that integrate the dormer alterations with the host dwelling and conservation area context; and
- ensure that the scale, massing and elevational treatment remain clearly domestic and proportionate.

Overall, the proposal makes a positive contribution to the dwelling's appearance and reads as a coherent, context-led update rather than an incongruous addition.

Core Policy 58: Ensuring the conservation of the historic environment

Core Policy 58 requires development to protect, conserve and, where possible, enhance the historic environment, including the *“special character or appearance of conservation areas”*, and confirms that designated heritage assets and their settings should be conserved in a manner appropriate to their significance.



The application site is within the Keevil Conservation Area, but the dwelling is not listed. The works are limited in extent and have been developed to avoid harm to the conservation area's significance by:

- ensuring sympathetic roof form, scale and materials;
- replacing windows to ensure sustainability benefit while safeguarding heritage significance;
- avoiding visually dominant additions; and
- delivering an overall uplift in the appearance of the property.

On this basis the proposal is considered to preserve (and in design terms, modestly enhance) the character and appearance of the conservation area, in accordance with Core Policy 58.

Core Policy 41: Sustainable construction and low carbon energy (retrofit / energy demand reduction)

Core Policy 41 encourages measures in building conversions, refurbishments and extensions that reduce energy demand and support low-carbon outcomes, including retrofit measures to improve the energy performance of existing buildings.

The inclusion of solar PV (designed to minimise heritage impacts) supports reduced operational carbon and improved energy performance of the dwelling, aligning the proposal with Core Policy 41's objectives.

Wiltshire Design Guide

The proposal accords with the Wiltshire Design Guide's emphasis on *context-led design and quality detailing*, particularly in sensitive settings, by rationalising the built form and upgrading the roofscape in a way that reads as a coherent "retrofit" rather than an incongruous extension. The removal of the existing double garage with chimney stack, the rear lean-to and other minor accretions reduces the overall footprint and "over-long" form of the building, helping it sit more comfortably within the fine grain of Keevil Conservation Area, while retaining key boundary features (including the stone wall) that contribute to the street scene. The rebuild of the existing east and west dormer structures retains their established form but replaces the brick-faced vertical cheeks with matching tile hanging (to align colour/texture with the existing house bricks) and to simplify the Main Street elevation. The non-projecting (flush) PV arrays on the east-facing roof slopes of the house (18) and revised garage (6) are presented as low-profile roof elements on the less publicly visible elevation, and should be shown clearly on the submitted drawings as part of the intended roof composition, consistent with the Guide's requirement that photovoltaics and other roof items are incorporated sensitively at an early stage. Overall, the works improve appearance and sustainability while maintaining appropriate materials and detailing for the conservation area context.



11. Conclusion

The proposal is a proportionate, design-led refurbishment that preserves the significance, character and appearance of the Keevil Conservation Area, delivers a modest enhancement to the dwelling's appearance (notably by simplifying the dormer detailing and using sympathetic materials), and introduces low-profile renewable energy in a way that is specifically intended to minimise visual effects. It therefore aligns with the NPPF objectives for high-quality design, conserving heritage assets, and supporting low-carbon measures (including appropriately sited small-scale solar in conservation areas), and complies with the Wiltshire Core Strategy through CP57 (high quality, context-responsive design), CP58 (conservation area character preserved) and CP41 (low carbon retrofit).

The scheme also accords with the Wiltshire Design Guide by ensuring roof interventions (including photovoltaics) are treated as part of the overall design composition and incorporated sensitively from the outset (rather than left to condition), supporting a coherent, durable and context-appropriate outcome.

For these reasons, and having regard to the Development Plan and all other material considerations, the proposal is acceptable in principle and in detail. It preserves the character and appearance of the Keevil Conservation Area, delivers a high-quality, context-led design response, and secures sustainability benefits without giving rise to any material harm that would justify refusal. Planning permission should therefore be granted, subject only to any proportionate conditions the Local Planning Authority considers necessary.