

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00488
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Grange Court, The Street, Yatton Keynell, Chippenham, SN14 7BA
DEVELOPMENT DESCRIPTION:	Double storey extension to the gable side of the existing dwelling house to match up with existing built form, a single storey rear extension to create an open plan kitchen and dining area. Single storey side extension to the opposite gable to create a lean to shed space for storage, installation of solar panels and air source heat pump.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two storey extension to the gable side of the dwelling to match the existing built form, with a single storey rear extension to create an open plan kitchen and dining room. A further single storey extension is proposed to the opposite gable to create a lean-to shed. Additionally, solar panels and an air source heat pump are proposed. The application is submitted using Householder application forms.

The extracts below demonstrate the existing and proposed arrangement of the main dwelling.





There are several elements to the proposed works. Firstly, a single storey, lean-to extension is proposed to the side (north) elevation to enable the space to be utilised as a shed space for storage which can be accessed via the front or rear.

A ground floor rear/side extension is proposed, facilitated by the removal of the existing conservatory. The ground floor will also be built in association with the proposed two storey gable extension given the internal reconfiguration that will be required to unite the two proposals. The extension is proposed to be a flat roof structure supported by external pillars, whilst there will be an increase to the ground floor fenestration as the built form includes a mixture of full height windows and sliding doors to enable access to the side and rear amenity spaces.

The two storey gable end extension will align with the existing roofline of the main dwelling. Currently the roofline terminates before the end wall of the single storey garage positioned in front of the principal elevation, however the proposed built form will extend the building to align with the rear wall of the garage, whilst still incorporating the pitched roof akin to the main dwelling. In conjunction with internal reconfiguration, the proposed works would enable the relocation of the ground floor office, whilst to the first floor it will enable an extension to the existing master bedroom, with a re-sited en-suite and creation of a dressing area. The property is proposed to remain a 4 bedroom property with no increase in the number of bedrooms. An additional window is proposed at first floor level to the side elevation to serve the master bedroom en-suite, with a further first floor window to the rear elevation to serve the master bedroom itself.

Integrated solar panels are proposed to the rear roof slope of the existing garage, whilst an air source heat pump is proposed to be positioned adjacent the rear wall of the garage.

In terms of construction materials, it is proposed to utilise broadly matching materials to the existing building, with bradstone external walls and stone tiles to the main roof, with the flat roof extension incorporating a standing seam roof in anthracite colour.

SITE DESCRIPTION/CONTEXT

The site known as 3 Grange Court is a large detached two storey dwelling situated within a residential courtyard of 4 detached properties, located off of The Street in Yatton Keynell. The property is pitched roofed with a two storey front projecting gable forming the main entrance and porch area. Attached to the dwelling is a single storey pitched roof double garage, with a multi faceted rear conservatory built upon a dwarf stone wall to the rear. The property benefits from a generous garden to the rear and side of the dwelling, with off-road parking available fronting the building. The property has been constructed from tooled Bradstone walls, with a stone tiled roof and metal framed windows with stone mullions. The properties within Grange Court are all large detached two storey dwellings with open frontages and are of similar age, appearance and construction materials.



Front and Rear Elevations

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

- Cotswolds National Landscape
- Countryside Character Area – Cotswolds
- Negligible risk from Groundwater Flooding

PLANNING HISTORY

None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 41: Sustainable Construction and low carbon energy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

There is no Yatton Keynell Neighbourhood Plan at present

Cotswolds National Landscape Management Plan

Policy CE1: Landscape

Police CE4: Local Distinctiveness

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

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment
- Paragraph 167: Supporting energy efficiency and low carbon heating improvements to existing buildings
- Paragraph 168: Recognising that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area and the Cotswolds National Landscape
- Residential Amenity
- Impact To Tree's
- Addressing Climate Change

CONSULTATION RESPONSES

Yatton Keynell Parish Council: No objection

Wiltshire Council Arboricultural Officer: No objection

Wiltshire Council Public Protection: Comment –

We have no concerns in respect of Contaminated Land, but if you are minded, please can I request that any pp granted is conditioned with our standard hours of activity which are 8am-6pm Monday to Friday, 8am-1pm on Saturdays and no construction or demolition to take place on Sundays, or Public Holidays. As I have concerns in respect of local amenity.

We have completed a reverse calculation for the ASHP and determined the noise level to be around 29-30dB which falls within our requirement of below 35dB of the facade of any residential property.

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 and Impact upon the character and context of the area and the Cotswold National Landscape

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.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The Cotswolds National Landscape Management Plan policy CE1 (Landscape) states that proposals should seek to further the conservation and enhancement of the scenic quality of the location and its setting, whilst policy CE4 (Local Distinctiveness) states proposals should be designed to respect the local settlement pattern, building styles, scale and materials.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

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 development will alter the principal elevation and result in a clearly increased built form through the combination of the two storey and single storey extensions. The two storey extension continues the existing pitched roof profile, enabling a coherent and visually integrated relationship with the original dwelling. The ground floor rear/side extension incorporates a flat roof, while the single storey side extension includes a lean-to roof, enabling both additions to appear sympathetic and subordinate to the host property, further integrated through the use of matching construction materials that reflect the established character and appearance of the dwelling. Although the ground floor works increase fenestration on the rear and side elevations, this is not considered to result in an overly glazed or incongruous appearance.

While the dwelling is set within a generous plot, the overall footprint will increase and extend further into the rear and side amenity areas. However, the proposal remains proportionate to both the dwelling and its setting, avoiding a cluttered or overdeveloped appearance and respecting the existing height of the property. The overall design and scale of the proposed works are not considered to give rise to unacceptable visual impact and are regarded as sympathetic to the dwelling's established character, as well as the local settlement pattern and building style within Grange Court.

The positioning of the solar panels and air source heat pump are away from the principal elevation and largely concealed from view, given the panels positioning on the rear roofslope of the garage and the heat pump being grounded mounted beneath.

Furthermore, it is acknowledged that the site is situated within the Cotswolds National Landscape. The dwelling is set within a small residential development and surrounded on all boundaries by further residential properties, with areas of open space beyond to the north-east. The property is set back from the main road in the corner of Grange Court, thereby glimpses of the proposed works may be possible from the street scene. Whilst there are expanses of open space in proximity to the dwelling, the proposed works may be visible in part from vantage points within the Cotswolds National Landscape. However, the development is wholly contained within the residential curtilage and does not project into, nor adversely influence, views to or from the wider National Landscape. Given the overall scale and design of the proposed works and marginal increase in footprint, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location.

By reason of the scale, design and materials used, the proposed works are compatible with, and complementary to, the character of the host dwelling and the wider locality, which constitute development that is sympathetic to and respects the architectural integrity of the host dwelling and maintains the established courtyard arrangement, thereby reinforcing the local vernacular and contributing positively to the character of the area. Furthermore, the siting of the solar panels to the rear roof slope of the garage is not considered incongruous within the setting, whilst the siting of the air source heat pump is concealed from public view. Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1 and CE4 of the Cotswold National Landscape Plan, the Wiltshire Design Guide and sections 12 and 15 of the NPPF in conserving and enhancing the National Landscape.

Residential 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 most sensitive to the proposed works are No's 2 and 4 Grange Court, positioned to the north and south-west respectively, with 1 Hunters Meadow located to the east.

The proposed single storey lean-to extension will be positioned in close proximity to the boundary with No.2 Grange Court. Vantage points to the proposed ground floor rear and side elevation will also be possible from the rear amenity space serving No.2, however the built form is set back from the side elevation and no additional fenestration is proposed to either the side lean-to or the rear/side extensions which would overlook the boundary and result in increased overlooking or loss of privacy. The footprint of No.2 is recessed from the boundary line, and the sloping roof of the lean-to enables the structure to remain at single storey height, however it is acknowledged that the separation distances will be marginally reduced.

The increase bulk and mass resulting from the proposed works will be apparent to No.4, given its position and the location of the shared boundary. Whilst vantage points are possible to the lean-to side extension, the proposed two storey extension will be most visible to No.4 given the increase in built form and extension of the existing roofline, however the end wall is proposed to align with the end wall of the side garage. Whilst there will be an increase in built form at first floor level in proximity to No.4, the position of the existing garage at the application site will act as a physical and visual buffer. Additionally, vantage points are possible to the ground floor rear/side extension and whilst this increases the fenestration at ground floor level, the positioning of the ground floor works are suitably distanced from the shared boundary to not result in unacceptable overlooking or loss of privacy. It is also considered necessary to impose a condition on the planning permission requiring the first floor window serving the master bedroom en-suite to be fitted with obscure glazing. This measure is required to safeguard the privacy and amenity of both the Occupants of the application site and the neighbouring residents at No. 4, given the window's elevated position and orientation toward the shared boundary. The positioning of the solar panels may be apparent given the proximity of the roof slope with the shared boundary, however the existing positioning of No.4 helps to partially screen views given the height and breath of the pitched roof to the eastern elevation of No.4.

Arguably, the proposed works will be most apparent to No.1 Hunters Meadow, as all aspects of the proposed works may be visible. The ground floor rear/side extension will bring the built form in closer proximity to the shared boundary, whilst the gable extension will also be apparent due to the extension of the roof line at the upper level. The rear elevation of the application site will see an increase in fenestration at ground level overlooking the boundary

with No.1 resulting from the full length windows and sliding doors, whilst an additional window is proposed at first floor to serve the extended master bedroom. The proposed separation distance from the first floor to the boundary is approx. 12.6m, whilst the rear-wall to side-wall separation distance is approx. 16.7m. It is also noted that there is no first floor fenestration to No.1 overlooking the site.

Air Source Heat Pump

The proposed air source heat pump is also located in proximity to the shared boundaries with No.4 and No.1 Hunters Meadow. Wiltshire Council Public Protection Officers have confirmed that the determined noise level resulting from the heat pump is 29-30dB, which falls within their requirement of below 35dB off the facade of any residential property. Thereby given this resulting noise level and the proposed positioning of the heat pump, is not considered to give rise to unacceptable impact to residential amenity.

Conclusion

Overall, whilst it is acknowledged that the built form will be positioned in closer proximity to the boundaries of the surrounding properties and result in an increase in built form at both ground and first floor levels, it is considered that the proposal will not result in increased overlooking, overshadowing or overbearing effects to the neighbouring properties. Whilst additional fenestration is proposed at both ground and first floor levels, it is not considered that this result in increased overlooking or loss of privacy given the existing separation distances between the properties and the application site. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Impact to Trees

There is an existing tree located within the rear amenity space of the property adjacent to the boundary with No.1 Hunters Meadow. It is acknowledged that the proposed footprint of the rear extension will bring the built form in closer proximity to this tree, however the tree is not subject to a Tree Protection Order, nor is the site located within a Conservation Area. The submitted Tree Plan confirms the location of the tree, but also states that the tree is proposed to be cut back and pruned prior to works starting on site.

The tree is located approx. 6.5m from the rear façade. The Wiltshire Council Arboricultural Officer has assessed the application and has not objected to the proposal and therefore the works are not considered to impact the root protection areas or crown spread of the tree. The proposed works are therefore deemed to comply with WCS Core Policy 50, where development proposals must demonstrate how they protect and enhance biodiversity and geodiversity.

Addressing Climate Change

WCS CP41, Policy 1 and Policy 2 are supportive of measures that align with a transition to net zero. As such these policies are clearly in accordance with the NPPF which states at paragraph 161 that the planning system should support the transition to net zero by 2050. It

should help shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy.

The solar panels would enable a reduction in energy consumption of the property by using building-integrated renewable or low-carbon technologies. The proposed heat pump would provide an electrified solution for domestic space and water heating at this dwelling. Unlike gas boilers, this has the potential to be powered using renewable energy either from building integrated renewables or through the national grid. The national grid is being decarbonised with decreasing reliance on coal and gas to generate its electricity and more reliance on solar and wind power combined with short and long duration energy storage. Around 80% of the built form in 2050 is already existing and so the retrofit is key to meeting the 2050 net zero target.

The proposed development would make a very modest contribution to net zero goals, but cumulatively with other similar development, is critical to the transition to net zero over the coming decades. The proposals would align with development plan policies and the NPPF in making a positive contribution to the spatial planning objective in the development plan of addressing climate change. Any residual concern in terms of neighbour amenity is outweighed by the modest benefit from this element of the overall proposal.

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

By reason of the scale, design and proposed materials, the proposed development is considered acceptable and will not result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed works will result in sympathetic and subservient additions that are proportionate to the existing built form, whilst integrating with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the National Landscape, whilst also not resulting in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties. Additionally, the air source heat pump will not result in unacceptable impact to residential amenity.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, The Cotswolds National Landscape Management Plan, the Wiltshire Design Guide 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:

Location Plan received 26.01.26

25.11-NFP-XX-XX-D-A-PL13 – Proposed Elevations received 26.01.26

25.11-NFP-XX-XX-D-A-PL11 – Proposed Floor Plans received 30.01.26

25.11-NFP-XX-XX-D-A-PL20 – Tree Plan received 30.01.26

25.11-NFP-XX-XX-D-A-PL12 – Proposed Roof Plan received 30.01.26

25.11-NFP-XX-XX-D-A-PL10 – Proposed Site Plan received 30.01.26

Sunsynk Hybrid Datasheet received 30.01.26

Neostar Solar Panel Technical Specification received 30.01.26

Daikin Heat Pump Specification received 30.01.26

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

3. No industrial processes shall be carried out, or plant/machinery/power tools used within the building(s) or within the curtilage of the site before 8am in the morning on Mondays to Fridays and 8am in the morning on Saturdays, nor after 6pm in the evening on Mondays to Fridays and 1pm in the afternoon on Saturdays, nor at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area

4. The first floor window in the south (side) elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 4) and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy