

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00940
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	17 Happy Land, Ashton Keynes, Swindon, SN6 6PN
DESCRIPTION:	Alterations and extensions to dwelling, replacement detached garage and oil tank, and alterations to boundary treatment
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for alterations and extensions to the dwellinghouse, erection of a detached garage to replace an existing garage, relocation and replacement of oil tank and alterations to boundary walls. The alterations relate to re-rendering the exterior of the dwellinghouse, replacement of fenestration and alterations to chimneys. Extensions include erection of a porch (measures approx. 3.05m wide, 1.85m deep, 2.75m max height), a rear mono-pitched extension (8.15m wide, 2.8m deep, 2.7m max height), a side extension with catslide roof (3.05m wide, 2.25m deep, 4.15m max height), and a first-floor side extension of existing single-storey outshot. The replacement garage (measures approx. 3.8m wide, 9.95m deep, and 2.8m max height) has walls of timber cladding with brickwork plinth, shallow dual-pitched zinc clad roof, timber double doors and metal framed windows. The replacement oil tank is sited to rear of proposed garage. Alterations to stone boundary walls seek to reinstate to match existing height and materials with timber gate, partial demolition of which is sought retrospectively.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 17 Happy Land. It appears on the 1st edn. OS map of 1879 and then in an altered form on the 2nd edn. OS map of 1900; it has walls of rendered brickwork, a gabled tile roof, uPVC fenestration, a detached garage, a front courtyard and driveway, and a rear garden. It is roughly T-shaped in plan, oriented perpendicular to the road; its setting is characterised by the linear layout, architectural variations and foliage of the immediate rural street scene. It is in the settlement boundary of Ashton Keynes. Relevant designations and constraints include the Ashton Keynes Conservation Area, Flood Zone 1 where groundwater levels are either at or very near (within 0.025m of) the ground surface, access via C-classified highway, Cotswold Water Park Site of Special Scientific Interest (SSSI) and priority habitats within 500m, and North Meadow Special Area of Conservation (SAC) 4.2km recreational buffer.

PLANNING HISTORY

ENQ/2025/02026 - Alterations and extensions to dwelling, replacement detached garage and oil tank, and alterations to boundary treatment (PRE-APPLICATION RESPONSE DATED 22/01/2026).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 61: Transport and Development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

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

Ashton Keynes Neighbourhood Plan – Made 2017

- Policy INP1: Flood risk mitigation in new developments
- Policy INP2: Road and Pedestrian Safety
- Policy ENP1: Protection of biodiversity and wildlife sites
- Policy HCP1: Local Character

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Ashton Keynes Conservation Area Statement 1998

Ashton Keynes Conservation Area Statement 2015

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:

Ashton Keynes Parish Council – No responses received at close of consultation period.

Wiltshire Council's Highways Team – No objection (16/03/2026).

Wiltshire Council's Ecology Team – No objection, subject to conditions (18/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on site. 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.

Preliminary matters

The application benefitted from pre-application advice under reference ENQ/2025/02026. This has guided the evolution of the development, but it is to be considered on its merits in determining the application.

Design and local character and appearance, with particular regard to the Conservation Area

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, amongst 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.

Policy HCP1 of the Ashton Keynes Neighbourhood Plan seeks to ensure the design of new development are contextually appropriate and are in harmony with their surroundings, in particular where in close proximity of heritage assets.

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 application site is circa 19th century and retains its traditional form and proportions despite considerable alterations. It is located within Ashton Keynes Conservation Area (AKCA), the character and appearance of which, in so far as is relevant, can be partly discerned from its protected buildings and features, its pre-1900 buildings, its significant trees and foliage, and its valuable open spaces, paths and watercourses.

It is desirable to preserve or enhance the character or appearance of the AKCA, 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 extensions and alterations to the dwellinghouse add considerably to the massing and bulk of the dwelling but they have been carefully considered to respond to the street scene, taking on board pre-application advice. The design would respond positively to the existing building in terms of scale, form, materials and details, respecting its architectural style with additions in a subtle blend of traditional and a more contemporary aesthetic.

The proposed detached garage is of a similar size and form to the existing garage that it would replace, and the loss of which would be of no detriment to the character or appearance of the area. The design of the replacement, while using materials that strike something of a contrast with the local vernacular, reads as a subservient and utilitarian supporting addition that fits discretely into its setting.

Included in the development is the replacement and relocation of the site's oil tank, which would be sited more discretely within the site, and alterations to the boundary wall. A section of the front boundary wall has already been demolished and would have been relevant demolition in the AKCA. This was not a wall with historic interest, so there has been no loss of authenticity, but it had a solid appearance and was constructed from stone to complement the local vernacular. It is proposed to reinstate to its original height and materials with a timber gate, all which would integrate well into the street scene.

No representations were made concerning design, heritage or visual amenity but, for the reasons above, the development would not harm the character or appearance of the dwellinghouse or the AKCA in which it is located. This is subject to conditions to control delivery of the design to an acceptable standard, which are recommended accordingly. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy HCP1 of the Ashton Keynes Neighbourhood Plan and CP57 and 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 neighbouring dwellings most likely to be sensitive to the development are 16 Happy Land, Bridge House and Foxgloves.

The extensions and alterations would increase the massing and bulk of the dwellinghouse, but separation distances are maintained from sensitive boundaries to ensure the new built form does not appear unduly overbearing or obtrusive or cause harmful overshadowing of neighbouring properties. Furthermore, the placement of proposed new fenestration is well considered to minimise overlooking to an acceptable level.

The proposed replacement garage is of a similar size and scale to the existing garage, and would serve a similar incidental purpose, which would ensure it is of no detriment to the amenity of neighbours. Furthermore, replacement and relocation of the oil tank and reinstatement of the boundary wall would likewise be of no detriment to the amenity enjoyed by neighbours due to their minor nature and impact.

No representations were made concerning matters relevant to amenity but, for the reasons above, the development would not harm the standard of amenity enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Ecological matters, including Biodiversity Net Gain (BNG)

The application is supported by a Preliminary Ecological Appraisal and Roost Assessment (PEA and RA), which concluded that the site has negligible potential to support roosting bats. Wiltshire Council's Ecology Team reviewed the submitted information and raise no objection, subject to conditions, as the development is unlikely to have significant adverse impacts on features of nature conservation, including habitats and the species that may use them.

Two conditions are recommended by the Ecology Team. Firstly, to ensure the development is carried out in accordance with the methods and mitigation measures recommended by the applicant's PEA and RA and, secondly, to require approval of details of biodiversity mitigation and enhancement features (bats and bird boxes) to be implemented prior to first occupation of the development. The conditions would meet the tests, although they have been reworded to ensure they are precise.

The site is within the recreational buffer zone for the North Meadow SAC, where the Council has an 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.

The development is 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), but the decision notice shall include the relevant informative note.

No objection is raised on ecological grounds and, subject to conditions, the Local Planning Authority can be reasonably certain the development would not harm features of nature conservation and makes adequate provision for mitigation and enhancements for biodiversity. Furthermore, relevant informatives shall be attached to the decision notice.

There would be no conflict with Policy ENP1 of the Ashton Keynes Neighbourhood Plan or CP50 of the Wiltshire Core Strategy, which together seek to ensure the conservation of the natural environment and the protection of habitats and species that depend upon it.

Highway matters

The development would not materially alter the site's access to the highway, but the bedroom quantum would increase from three to four. The site would have sufficient space within its curtilage and the proposed garage to accommodate parked vehicles in compliance with adopted minimum parking standards.

Wiltshire Council's Highways Team raise no objection, and the development is unlikely to generate unacceptable harmful impacts on highway safety. Accordingly, it would

not conflict with Policy INP2 of the Ashton Keynes Neighbourhood Plan or CP57 (xiv), CP61, CP62 or CP64 of the Wiltshire Core Strategy.

Drainage and flood risk

The application is supported by a site-specific flood risk assessment which identifies the main sources of flood risk and details resistance and resilience measures, compliance with which can be secured by an approved plans condition.

Minor development, such as this, has a low likelihood to raise significant flood risk issues but, and nonetheless, it incorporates mitigation measures proportionate to the level and nature of the flood risk and Part H of the Building Regulations would apply in respect of site drainage. Accordingly, it satisfies Policy INP2 of the Ashton Keynes Neighbourhood Plan and CP67 of the Wiltshire Core Strategy.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. Furthermore, it would not conflict with 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 statutory requirements have therefore been fulfilled, and the application should 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:

Proposed Elevations. P/210C. Received 11 February 2026.

Flood Risk Assessment. Received 11 February 2026.

Existing and Proposed Cross Sections. P/301C. Received 11 February 2026.

Existing and Proposed Roof Plans. P/111. Received 11 February 2026.

Proposed Floor Plans. P/110G. Received 11 February 2026.

Preliminary Ecological Appraisal and Roost Assessment. By Arbtech Consulting Ltd, dated 6 August 2025.

Location and Site Block Plans. P/001A. Received 24 February 2026.

Proposed Garage Plans and Elevations. P/212A. Received 30 March 2026.

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.

4. The development shall be carried out in accordance with the recommended mitigation and method measures set out in the approved Preliminary Ecological Appraisal and Roost Assessment. By Arbtech Consulting Ltd, dated 6 August 2025.

REASON: In the interest of providing mitigation and enhancement for biodiversity.

5. Prior to the first occupation of the development hereby permitted details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the final works and maintained for the life of the development

REASON: In the interest of providing mitigation and enhancement for biodiversity.

Informatives to the Applicant:

1. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from

Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

2. The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.