

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01145
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	7 Dairy Farm, Gosditch, Ashton Keynes, Swindon, SN6 6NZ
DESCRIPTION:	Erection of rear canopy, installation of ASHP, fenestration alterations and replacements, repoint exterior, internal alterations, alterations and addition of roof-mounted solar panels to detached garage, and landscaping operations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description was changed on 10 March 2026 to ensure it accurately reflected the proposal, and minor corrections have been made to the plans during the life of the application but have not necessitated renotifying interested parties.

The application seeks planning permission for the erection of a mono-pitched timber-framed canopy structure to rear elevation, alterations to and replacement of fenestration, repointing exterior stonework, internal alterations, alterations to insert a door in detached garage with addition of roof-mounted solar panels to it, and various landscaping operations within the site curtilage including erection of fences, raised planters and hard surfaces.

Listed Building Consent has also been sought under reference PL/2026/00878.

SITE DESCRIPTION

The application site is known as 7 Dairy Farm, forming part of the Grade II listed building known as 6 and 7, Dairy Farm [NHLE: 1023065]. Its earliest phases is dated circa 17th century, then altered 19th century with two-storey wing on left end bat and probably then subdivided to two houses. No.7 is single-storey and attic and three bays. It has walls of limestone rubble, a gabled stone slate roof, six-pane horizontal casement windows under segmental dress stone heads, hipped dormers, and a 20th century gabled porch. It has an axial stack, and the present internal arrangement suggests lobby-entry while masonry scars of former door openings suggest changes to plan layout. Its setting is characterised by the homogenous architectural style of the surrounding residential street scene. It is in the settlement boundary of Ashton Keynes. Relevant designations and constraints include its designation as a listed

building, the Ashton Keynes Conservation Area, Flood Zone 1 with groundwater levels either at or very near (within 0.025m of) the ground surface, and public footpath AKEY13.

PLANNING HISTORY

PL/2023/01066 (LBC) - Demolition of existing UPVC conservatory. Construction of a new single storey kitchen extension (APPROVED WITH CONDITIONS 27/07/2023).

PL/2023/00992 (HH) - Demolition of existing UPVC conservatory. Construction of a new single storey kitchen extension (APPROVED WITH CONDITIONS 27/07/2023).

17/08106/LBC - Replace windows (retrospective) (APPROVED 30/11/2017).

N/00/01655/LBC – Proposed conservatory/sun lounge (APPROVED WITH CONDITIONS 06/10/2000).

N/90/01179/LBC – Replacement windows (APPROVED 28/09/1990).

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)
- 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 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)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)
- Traditional Windows: their care, repair and upgrading – February 2017

CONSULTATION RESPONSES

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

Ashton Keynes Parish Council – No comment (01/04/2026).

Wiltshire Council's Public Protection Team – Comment that the results provided indicate that the proposed Air Source Heat Pump units would achieve noise levels of below 35 dB at the nearest noise-sensitive receptor and they therefore have no further comments to make in respect of noise (14/04/2026).

Wiltshire Council's Conservation Officer – Comment that, subject to receiving amended window and door details, the proposal are generally improvements to historic fabric and minor alterations both internal and external to modernise thermal performance and heating system while minor alterations to plan form flow which can be easily reverted and would have a neutral impact on the plan form significance (07/04/2026).

County Archaeologist – No comment (04/03/2026).

Wiltshire Council's Public Rights of Way Team – No responses received at time of case officer recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, a press advert was published in the Wiltshire Gazette & Herlad on 13 March 2026, and a site notice was displayed on 6 March 2026. 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, with particular regard to the listed building and 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 expects new development to be in harmony with its surroundings, in particular when in 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.

7 Dairy Farm, together with adjoining 6 Dairy Farm, was substantially refurbished in the 1970s, but retains much of its traditional character as a former farmhouse with 17th century origins. As a Grade II listed building, its significance and special interest comprise their architectural and historic interest.

It is desirable to preserve the building or its setting or any features of special architectural or historic interest which it possesses, and to which there is a duty to have special regard under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA).

It is located in the Ashton Keynes Conservation Area (AKCA). The published statements describe its character and appearance, discernible from the combination of its protected buildings and features, its pre-1900 buildings, its significant trees and foliage, and its valuable open space, paths and water courses.

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 PLBCA.

Wiltshire Council's Conservation Officer (CO) commented that the joinery details were unacceptable, however they confirmed that the revised details are acceptable. No objection is raised in respect of the remainder of the works to the listed building which, they advise, would improve and modernise performance or have a neutral impact. No comment is made on the solar panels.

The proposed canopy is a simple timber-framed structure with monopitched corrugated sheet roof, discretely fitting to the rear of the listed building and would be easily reversible as it does not appear to be physically attached to it. Similarly, the ASHP is sited so as to minimise its effect on the external appearance of the building; while not a traditional detail, it is of modest proportions, installed by the modern extension, and the noise level it would produce would not be detrimental to local character or the significance of the listed building.

Existing fenestration is modern with varying detailing and condition of repair. The proposed replacements were supported by revised joinery details on 13 April 2026, which the CO confirms are acceptable. Furthermore, the alterations to the front door on the modern porch are appropriately detailed.

The repointing of the front elevation and the proposed internal alterations would not materially affect the building's external appearance. Nonetheless, such matters are controllable by separate complementary legislation¹, and the applicant has made an application for that purpose during which their effects are to be considered.

The various operations within the site curtilage include hard and soft landscaping, erection of fences and gates, an arbour, and raised planters. Most of this would not involve works to the listed building, and none would appear incongruous within its residential garden, thereby preserving the setting of the listed building.

The detached garage is shared with No.6 and would be altered by addition of a hardwood timber door and roof-mounted solar panels to both slopes. The garage reflects the architectural style of the surrounding dwellinghouses, but it dominates views of the listed building in the street scene.

The solar panels would compound the incongruity of the garage. However, a condition is recommended to require their framing to be black, thereby minimising their visual impact by appearing recessive on the roof surface. Also a condition is recommended to require their removal when no longer required for energy generation, despite this not addressing the harm while they are in place.

¹ S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would cause harm to the significance and character of the listed building and the character and appearance of the AKCA, in so far as it relates to the roof-mounted solar panels. Consequently, the development does not conserve the heritage assets, contrary to HCP1 of the Ashton Keynes Neighbourhood Plan and CP57 and CP58 of the Wiltshire Core Strategy.

The duties under S66 and 72(1) of the PLBCA weigh heavily against granting planning permission. However, the duties are exercised in the context of the NPPF (paras. 202-221), where any harm should be clearly and convincingly justified and outweighed by public benefits.

The harm identified qualifies as less than substantial and is at the bottom of that spectrum; nonetheless, considerable importance and weight is to be attached to that harm, and great weight given to the heritage assets' conservation. The harm would be clearly and convincingly justified and outweighed by the public benefits secured in this case, including the significant weight that is to be given to the environmental benefits for the small but meaningful contribution the development would make to reducing greenhouse gases.

Accordingly, although conflict is found with the development plan, material considerations indicate that a decision can be made otherwise than in accordance with it.

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 8 and 6 Dairy Farm.

The development primarily consists of minor alterations and additions to the dwellinghouse and its detached garage, and minor operations within its curtilage, all of which would not have significant adverse impacts on the amenity of neighbours.

An ASHP is proposed on the east side elevation, in proximity of the boundary of the curtilage with No.8. The applicant has been unable to confirm which unit would be installed but has provided sufficient information to demonstrate that an ASHP can be provided in the location indicated on the submitted plans with a noise level of below 35dB at the nearest noise-sensitive receptor.

Wiltshire Council's Public Protection Team commented raising no objection, as the submitted information confirms an acceptable noise level of 35dB at the nearest noise sensitive receptor. While the applicant cannot confirm the unit proposed, sufficient evidence has been provided that a condition to ensure any ASHP does not exceed an acceptable noise level would be effective and, as such, it is recommended.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, overshadowing or noise, subject to recommended conditions. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Drainage and flood risk

The site is at increased risk of flooding due to groundwater levels, and the application is therefore supported by a site-specific flood risk assessment (FRA). Minor developments, like this one, are unlikely to raise significant flood risk issues. Furthermore, the scale, nature and features of the development would not materially increase the risk of flooding to the area. Accordingly, it would not conflict with INP1 of the Ashton Keynes Neighbourhood Plan or CP67 of the Wiltshire Core Strategy.

Ecological matters

The development does not directly impact on habitat or features of nature conservation. The site is within the recreational buffer for the North Meadow SAC where Wiltshire Council has published 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.

Furthermore, 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), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would conflict with the development plan in so far as it seeks to conserve or enhance the historic environment. However, material considerations indicate that a decision should be made other than in accordance with the development plan in this case. Accordingly, it is found that the development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. The requirements of the statutory duties have 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:

Floor Plans Demolition. 25-199-0300-B. Received 9 February 2026.

Proposed Garage Plans. 25-199-0305-C. Received 9 February 2026.

Location and Block Plans. 25-199-0100-B. Received 17 February 2026.

Window Schedule. 25-199-0309-A. Received 13 April 2026.

Door Schedule. 25-199-0310-A. Received 13 April 2026.

Proposed Elevations. 25-199-0304-G. Received 13 April 2026.

Proposed Floor Plans. 25-199-0303-E. Received 14 April 2026.

Proposed Landscaping Plan. 25-199-0307-D. Received 22 April 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 solar (photovoltaic) panels hereby permitted shall be frameless or have frames in black colour only and shall be so maintained thereafter. All panels shall

be removed within 3 months of their last use when no longer required for the generation of energy, and the roof surface returned to its condition prior to their installation.

REASON: In the interest of visual amenity and preserving the setting of the listed building and the character and appearance of the conservation area.

5. The Air Source Heat Pump (ASHP) hereby permitted shall have a noise level not exceeding 35dB at the nearest noise-sensitive receptor and it shall be removed within 3 months when no longer required for heating or cooling purposes.

REASON: In the interest of the living conditions of neighbouring properties, visual amenity and preserving the setting of the listed building and the character and appearance of the conservation area.