

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2026/02018
Service Ref:	Drainage
Date:	06/05/2026

PROPOSAL

Removal/variation of conditions

Vary Condition 2 (Plans) Full Planning Permission for the Demolition of Existing Agricultural Buildings and Erect 2 Dwellings with Parking and associated Landscaping. Conversion of Barn to Form Single Dwelling. Change of Use of Ground Floor Barn and Extension to Form Single Dwelling including Existing First Floor Residential Use (Pursuant to 05/02731/FUL) Erection of Garage for Farmhouse

SITE LOCATION

Rixon Farm, Rixon Gate, Ashton Keynes, Swindon, SN6 6QW

APPLICATION DOCUMENTS REVIEWED

- Application Form
- Condition 2 - Detail Sheet and Plans
- decision notice
- Location Plan
- Planning Statement
- Plot 2 - Ground Floor Plan

ASSESSMENT OF THE PROPOSAL

Context

In 2015, the LLFA issued several conditions for application 14/03493/FUL. Condition 2 specified the approved plans, and the LPA granted permission for the development to proceed in accordance with those plans.

Assessment

The applicant has submitted this application to amend one of the approved plans specified in Condition 2. In the previous proposal, additional timber-clad cavity walls were introduced behind the columns, while retaining an open-end bay as per the original permission. The applicant now proposes to revise this by extending the glazing along the entire length of the south elevation, without altering the overall design intent.

However, this change is not related to the surface water drainage strategy, and the LLFA has no comment.

RECOMMENDATION

Consultation not required

Drainage consultation is not required for this application as it falls below the threshold set out in the drainage consultation matrix. No further comments are necessary.