

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01168
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	LEAH HOUSE, 60, MARSTON MEYSEY, SWINDON, SN6 6LQ
DEVELOPMENT DESCRIPTION:	Removal of 2 windows and replacement with 3 roof lights.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the blocking up of 2No full height windows to the east elevation of the property and their replacement with 3No roof lights.

SITE DESCRIPTION/CONTEXT

The application site, is situated within the centre of the rural village of Marston Meysey, approximately 5 miles north of Swindon. The property is set well back from the street down a private access and positioned behind the properties to either side. The site comprises a substantial detached dwelling with a striking 2No storey detached annexe.

Surrounding development consists predominantly of traditional residential properties, many of which are set within generous plots, reflecting the low-density pattern typical of the area. The site lies within the built-up area of Marston Meysey and is well-related to existing services and facilities, although these are limited given the rural nature of the settlement.

The wider context is characterised by open countryside beyond the village envelope, with agricultural land forming the predominant land use. The site lies within a designated conservation area and public right of way MMEY lies across from the entrance to the site.

The site lies within the North Meadow SAC 4200m recreational buffer and there are records of Bats and other protected species in the locality.

PLANNING HISTORY

Proposal / Summary
14/07243/FUL - Full planning permission Decision - Approve with Conditions Date: 19/9/2014 – Conversion of Garage to Home Office, Single Storey Extension & Installation of Solar Panels
17/05366/FUL - Full planning permission Decision - Approve with Conditions Date: 11/8/2017 – Demolish Existing Garage and Replace with Home Studio Annexe
18/01830/FUL - Full planning permission Decision - Approve with Conditions Date: 9/4/2018 – Revision of application 17/05366/FUL Demolish Existing Garage and Replace with Home Studio Annexe.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish Council: No comments received

Ecology: No objection

REPRESENTATIONS

No comments were 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, visual impact and Heritage impact

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other

things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The proposal is for the removal of 2No windows on the side elevation of the property within a recent extension. The proposal will see the windows which are full height, block up then rendered over to match the rest of the extension. 3No new rooflights are proposed to replace the windows.

In respect of the blocking up of the windows, these face onto a boundary with the house to the rear and the elevation is currently partially screened by mature vegetation and as such it is not considered that the removal of the windows would impact on the character and appearance of the wider area. Similarly, the introduction of 3No rooflights into the extension is not considered to impact on the character of the property or surrounding area.

The proposal is not visible from public vantage point however consideration must still be given to the conservation area. In this instance the proposal does not include an increase in built form and the new rendered section of wall, and roof lights are considered to have a neutral impact on the conservation area.

Having regard to the above, the proposal complies with the design principles set out in Core Policies 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

The blocking up of the windows is not considered to impact on the privacy of local residents. The proposed roof lights are above head height and are on a roof slope which faces into the site and as such would have no impact on the privacy enjoyed by local residents nor cause a loss of amenity.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. The Council's Ecologist has been consulted and offered the following comments.

'North Meadow & Clattinger Farm SAC

The development lies within the inner zone of influence (0-4.2km) for the North Meadow National Nature Reserve (NNR)/Site of Special Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. Under the Habitat Regulations 2017 (as amended) the development's potential to cause adverse effects through increased recreational pressure, which may occur alone or in-combination with other plans and projects, must be considered.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development (there will be no net gain in overnight accommodation), there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected species

The works to the roof are considered unlikely to impact any potential bat roosting features. The submitted photos show that the single-storey roof (with no enclosed void internally) is in good condition, well-sealed and has no prominent gaps under the tiles. Overall, the risk posed to protected species is considered to be minimal. Although the proposal is minor in nature, the applicant is advised that enhancements for biodiversity – such as the installation of a hedgehog nest box or bird box – would be welcomed and in line with CP50.'

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC 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

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

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, 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:

- 13.080.04 B - Received 12.03.26
- 13.080.02 A, 13.080.03 - Received 11.03.26
- 13.080.01 - Received 09.03.26
- Photographs - Received 18.02.26

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