

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00072 & PL/2026/00257
APPLICATION TYPE:	Householder planning permission & Listed building consent (Alt/Ext)
SITE ADDRESS:	The Glen, Ashes Lane, Kington Langley, Chippenham, SN15 5NP
DEVELOPMENT DESCRIPTION:	Internal and external refurbishment and two storey extension to a Grade-II listed dwelling.
RECOMMENDATION:	That Planning Permission & Listed Building Consent be GRANTED

PROPOSAL & SITE DESCRIPTION

The application is for internal and external refurbishment works, and a two storey extension to “The Glen”, a Grade II listed building in Kington Langley. The building is an early 19th century two storey house with single storey service wings. It has a formal three-bay ashlar front elevation with surviving historic sash windows, coped gables and a slate roof.

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

- Grade II Listed Building
- Kington Langley Conservation Area

PLANNING HISTORY

Proposal / Summary
N/08/01038/LBC - Replace Sash Windows; Remove Secondary Glazing and Restore Shutters - Withdrawn
N/95/02218/FUL - EXTENSION AND ALTERATIONS TO DWELLING EXTENSION & ALTERATIONS - Approved
N/95/02219/LBC - EXTENSION AND ALTERATIONS TO DWELLING EXTENSION & ALTERATIONS - Approved
N/87/02232/FUL - ERECTION OF GARAGE AND CONSTRUCTION OF TENNIS COURT - Approved

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

Kington Langley Parish Council: Support

Conservation Officer: No objection *“The proposal is well considered and researched.*

On balance, the works are considered to have a neutral impact on the significance of the Listed Building.

The applicant and the agent have provided sufficient justification to demonstrate that the works will not harm the heritage asset.”

Ecologist: Initial holding objection and request of additional information. Additional information has been submitted comprising a Preliminary Roost Assessment. Revised comments have been provided with no objection raised subject to conditions. *“The internal and external inspections confirmed use of Building 2 by lesser horseshoe bats, with the roost classified as a maternity roost. No evidence of bats was recorded in Building 1, which has been assessed as having low potential to support roosting bats. Further emergence surveys did not record bat activity associated with this building.*

It is understood that the proposals relate solely to Building 1 and that Building 2 will remain unaffected by the development. Should this understanding be incorrect, the Council’s ecologist should be re-consulted.

Bats and their roosts are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Any works that would affect Building 2 would be likely to require a licence from Natural England.

As the development proposals are limited to Building 1, no direct impacts on bats are anticipated. The proposals include the insertion of additional windows, which may result in an increase in light spill; however, as the building is already in residential use, this increase is not considered to be significant.

Notwithstanding this, due to the presence of a maternity roost supporting an Annex II species, which is photophobic in nature, it is recommended that a bat-sensitive lighting condition be

attached to any permission granted. This should ensure that no external lighting is installed that would adversely affect the roost within Building 2 or associated foraging and commuting routes."

Archaeology: No comment

Highways Engineer: No comment

REPRESENTATIONS

One representation in support.

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 Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

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 application site comprises a Grade II listed dwelling situated within the Kington Langley Conservation Area. The building is of early 19th-century origin, with later service wings and a series of significant alterations undertaken in the 1980s prior to statutory listing.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be given to the desirability of preserving the listed building, its setting, and the character and appearance of the conservation area. These statutory duties have been given considerable weight in the assessment of the proposals.

The submitted Design, Access and Heritage Statement provides a detailed and well evidenced analysis of the building's historical development, significance, and the impact of the proposed works. It identifies that the areas of highest heritage significance are to be preserved and remain unaltered.

The proposed two-storey infill extension is located to the rear of the building, within an area that has already been substantially altered through later extensions. Its scale, form, and massing reflect that of the adjacent modern additions and it is subservient to the host dwelling. The extension would be finished in coursed rubble stone and reclaimed quoins to match the existing building. The gabled design and roofline respect the hierarchy of the original house.

Externally, the proposals include the replacement of lower quality rendered blockwork from the 1980s additions with coursed rubble stone and reclaimed quoins. This approach would significantly improve the material quality and appearance of the building's rear elevation. There are also a number of minor fenestration changes including a new conservation rooflight, replacement and additional windows to the single-storey element, and the introduction of a new and repositioned doors. Further works comprise repairs and alterations to cills, the installation of a new door with a lead roll canopy supported on oak posts set on staddle stones, and a new flue. Wider ashlar coping stones are proposed at the rear to provide a more visually coherent finish.

Internally, the works primarily involve the reconfiguration of modern layouts to improve circulation and accessibility. The proposal comprises the demolition of some more modern (1984) additions. Where minor intervention into historic fabric is proposed, this has been carefully justified and minimised. The loss of historic fabric is limited, and mitigation is provided through reversibility and the retention or reuse of historic features, including doors and joinery.

The Council's Conservation Officer raises no objection to the proposals and confirms that, on balance, the works would result in a neutral impact on the significance of the listed building.

Overall, the scheme is considered to represent a sensitive and well designed response. Whilst there is minor harm with some internal works, there are also improvements through improved

materials and a more coherent architectural form. The majority of works are situated to the rear of the building which is less significant, and the proposals are considered to be sensitive in heritage terms. There is very little change in respect of the contribution the dwelling makes to the setting of the conservation area.

On balance, the proposal preserves the special architectural and historic interest of the listed building, and sustains the character and appearance of the Kington Langley Conservation Area.

In causing no harm to the designated heritage assets, the development is considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 property is set within a generous plot, with substantial separation distances between the dwelling and neighbouring properties. The proposed extension is located to the rear and does not introduce windows that would give rise to unacceptable overlooking or loss of privacy.

Due to its siting, scale, and orientation, the development would not result in significant loss of light, overshadowing, or overbearing impacts on any neighbouring dwellings. Furthermore, no objections on amenity grounds have been raised by neighbours.

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

Highways Impact & Parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposals do not alter the existing access arrangements or parking provision at the site. The Council's Highways Officer has no comment, and the site benefits from ample parking provision on site.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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.

A Preliminary Roost Assessment has been submitted. The Council's Ecologist is satisfied that the works will not affect any bat roosts. A bat-sensitive lighting condition is recommended to avoid indirect impacts on a nearby maternity roost within a garage on the application site. Subject to this condition, the proposals are not considered to give rise to adverse ecological impacts.

The development therefore complies with Core Policy 50 of the Wiltshire Core Strategy and the NPPF.

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, in particular CP57, CP58 and CP50, and the National Planning Policy Framework, in particular Sections 12, 15 and 16. As such, the applications are 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 received by the LPA 06/01/26:

Location Plan

Proposed Floor Plans 4416_011 D

Demolition Plans 4416_012 A

Proposed Elevations 4416_015 C

Bat Survey Report. August 2025. Daniel Ahern Ecology

Preliminary Roost Assessment. April 2026. Daniel Ahern Ecology

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

INFORMATIVES:

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Public Sewer

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Private Property Rights

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

BNG

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

RECOMMENDATION: That Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 received by the LPA 06/01/26:

Location Plan

Proposed Floor Plans 4416_011 D

Demolition Plans 4416_012 A

Proposed Elevations 4416_015 C

Bat Survey Report. August 2025. Daniel Ahern Ecology

Preliminary Roost Assessment. April 2026. Daniel Ahern Ecology

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. Within 3 months of the works being carried out, any adjoining surfaces which have been disturbed by the works (including brickwork, plaster and floor tiles) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

REASON: In the interests of preserving the character and appearance of the listed building and its setting