

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01298
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Manor House, Church Place, Lydiard Millicent, Swindon, SN5 3LS
DESCRIPTION:	Proposed swimming pool, pool house and external works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the formation of a swimming pool, the erection of a pool house and associated hardstanding and garden features. The pool measures approx. 5m by 10m with a centre depth of approx. 1.8m. The pool house is oak-framed with timber cladding under a hipped slate roof, internally providing plant room, store, WC, bar and leisure space; it measures approx. 13m wide, 4.5m deep, 2.8m eaves and 4.5m ridge. The associated hardstanding consists of patio paving around the pool and garden features include a BBQ area, firepit and garden landscaping.

Additional information and revised plans were submitted on 15 April 2026 and 6 May 2026 respectively to address comments made by consultees; it was only necessary to renotify the relevant interested parties.

SITE DESCRIPTION

The application site is a detached two-storey dwellinghouse known as Manor House. The existing house was built in 1965-6¹ in a quasi-traditional style, replacing the earlier manor house (c.11th century origins) which was destroyed by fire in 1880²; it has walls of reconstituted stone, a gabled slate roof, and stone mullion fenestration.

The site sits in a generous plot with mature trees, access via a driveway leading from gates east of the adjacent church. The adjacent church, approximately 65 metres from the application dwelling, is a Grade II* listed building known as Church of All Saints, surrounded by listed monuments in its curtilage. There is also a Grade II listed structure known as Dovecote at Manor Farm approximately 5 metres from the northwest corner of the site.

The site's setting is characterised by the significant foliage, open space, and built features of its rural garden surroundings. It lies within the small village of Lydiard Millicent which does not have a defined settlement boundary. Relevant designations and constraints include the

¹ 1:2500 OS [SU0886-SU0986 – AA], published 1970 (<https://maps.nls.uk/view/188713611>).

² 'Historic Parishes - Lydiard Millicent', in A History of the County of Wiltshire: Volume 18, ed. Virginia Bainbridge (Woodbridge, 2011), British History Online <https://www.british-history.ac.uk/vch/wilts/vol18/186-209>.

Lydiard Millicent Conservation Area, a Tree Preservation Order [N/TPO23], several listed buildings within 100m³, and the North Meadow SAC 9.4km recreational buffer.

PLANNING HISTORY

PL/2026/00588 - T5 Goat Willow & T7 Yew - Fell; T6 Liquid Amber - Relocate tree; T8 Yew - Crown reduction of up to 40%. (NO OBJECTION 04/03/2026).

- Notification of proposed works to trees in a conservation area.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 52: Green Infrastructure (CP52)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)

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

- Policy NE14: Trees, site features and the control of new development

Lydiard Millicent Neighbourhood Plan – Made May 2021 (LMNP):

- LM1: Managing Design in Lydiard Millicent
- LM7: Community Facilities

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

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:

Lydiard Millicent Parish Council – No objections (07/04/2026).

³ Grade II: Dovecote at Manor Farm [NHLE: 1284014], and eight various churchyard monuments [1438949, 1023145, 1023144, 1284048, 1023146, 1198037, 1356047, 1356046]. Grade II* (two stair): Church of All Saints [1356045].

Wiltshire Council's Conservation Officer – Comment

Proposal would have a very limited/neutral impact on the significance of the setting of the listed building. Advise that the revisions to provide a buffer along the edge of the curved wall to minimise effects on the setting of the listed building (27/04/2026).

Wiltshire Council's Arboricultural Officer –

No objection, subject to a condition requiring approval of details of tree protection measures prior to commencement (08/04/2026).

No objection following receipt of tree protection plan and advising that the development must be carried out in accordance with the details (20/04/2026).

Historic England – No comment (12/03/2026).

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

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed by 11 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 conservation area and the setting of listed buildings

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.

Saved Policy NE14 and CP52 are relevant in so far as they relate to trees.

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 has not been supported by details assessing the significance of heritage assets affected by the proposed development, a matter which has been raised by the Parish Council. Nevertheless, paragraph 208 of the NPPF enables the Local Planning Authority to make its own assessment of the impact and the following heritage recommendations offered on this basis.

Manor House is a modern dwelling within the grounds of a former Manor House, destroyed by fire in the 19th century. It contains mature trees and the northern border is formed by a tall brick wall of c.18th century joining to a ruinous threshing barn and an intact dovecote, which provide the surviving remnants of the manor buildings. The application site lies within the Lydiard Millicent Conservation Area (LMCA) and is in close proximity to a number of listed buildings and structures. In general, the site retains significant interest from the surviving built evidence and legibility of the formal garden grounds visible today.

Given the identified heritage assets, advice has been sought from Wiltshire Council's Conservation Officer (CO), Historic England and the County Archaeologist. Upon receipt, the latter two had no comments to make.

The Dovecote, and its connecting wall, is a Grade II listed building, the significance and special interest of which comprises its architectural and historic interest as a good example of a 18th century rural farm building.

It is desirable to preserve the listed 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.

The site is considered to make a positive contribution to the significance of the LMCA. There is no published statement for the LMCA, although the neighbourhood plan provides some commentary. The character and appearance can nonetheless be discerned from its settlement pattern, its protected and historic buildings, and its significant foliage and open spaces.

It is desirable to preserve or enhance the character or appearance of the LMCA, to which there is a duty to pay special attention under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In respect of the impact of the development on the setting of the listed building the CO provided advice to the Local Planning Authority on 27 April 2026, including:

In general terms the impact on the setting and the change in perception of the setting from the rear the domestic garden with the new pool and pool buildings and hard surface area on the Dovecote and the listed curved wall is a change but this level of impact on significance of these structures is minimal to neutral as the buildings and their appearance is something expected in a domestic garden possibly at the more developed end of the spectrum.

In addition the listed structures are of a scale 3m wall and three storey Dovecote to have sufficient scale and massing to counter the potential harm from the proposed pool structures

which are in somewhat less hard materials palate of timber framing and cladding and slate roof and hardstand.

Therefore, my only comments are in relation to the subtlety of the proposed new development and how it works with the existing listed curved wall and Dovecote in proximity.

I think that it's important to leave the listed wall and base of the wall free from hard surface and would prefer to see a simpler grassed boundary fringe between the patio and the wall base. I would ask that a fringe of at least 1m is continuous with the curving base of the wall either a grassed fringe or flower bed as proposed, possibly with the curved reflected in the hardstand edge. This may require a very minor moving of the pool structures about 1m further away from the wall to enable this fringe to be achieved.

The proposed development, based on the revised layout received 6 May 2026, has responded positively to the CO advice by providing for a buffer to minimise effects of the development on the setting of the heritage assets. The scale and massing of the pool house would introduce new built elements within the setting of the listed building, but it would not detract from the listed building's significance as the primary feature in its location. Furthermore, the materials and forms used in the design would not be incongruous. Accordingly, the development would have a neutral impact on the significance of the listed building, thereby preserving its setting.

With regards to the proposals impacts on the significance of the LMCA, the site's contribution to its character and appearance lies in its surviving buildings, its associations and legibility as the former landscape gardens of the earlier manor, and its significant foliage. In this case, the proposal would introduce domestic built form sited within a discreet location in a domestic garden, therefore, the impacts on the significance of the LMCA are considered neutral.

In light of the Tree Preservation Order covering the site, Wiltshire Council's Arboricultural Officer has assessed the proposal and raises no objection. The Officer is satisfied that the development makes adequate provision for the retention and protection of trees, recognising their contribution to local visual amenity. This position is maintained notwithstanding the removal of certain trees, where such works have already been deemed acceptable through the relevant notification procedures.

Subject to conditions to control delivery of the design to an acceptable standard, and to ensure compliance with the Tree Protection Plan, the development would not harm the significance of the listed building, through change within its setting, or the character or appearance of the LMCA in which it is located, the preservation of which special regard has been had and special attention paid respectively.

Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy LM1 of the Lydiard Millicent Neighbourhood Plan, CP57 and CP58 of the Wiltshire Core Strategy. It would also not conflict with CP52 and Saved Policy NE14 in so far as they support the preservation of trees in the interest of visual amenity.

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 closest neighbouring dwellings to the application site are Church Farm to the east and Manor Farm to the west. The site also borders a place of worship, Church of All Saints, identified as a community facility under Policy LM7 of the neighbourhood plan.

Although the proposed development would include the erection of new built form in close proximity to the western boundary of the residential curtilage, the building would be limited to a single-storey height. Given the shared boundary is defined by a substantial hedge, and the spacious nature of the residential plots within a rural setting, the development would not appear unduly dominant or result in unacceptable overshadowing of sensitive neighbouring areas. Furthermore, the proposal would not give rise to harmful overlooking.

It has been considered that the development has the potential to result in the concentration of residential activities in the northwestern corner of the site previously less likely to be used for recreation. However, any noise arising from the domestic recreational use of the pool and the operation of its associated plant facilities would unlikely attain an unacceptable level. Furthermore, separate legislation exists for the protection of public health from statutory noise nuisance should any arise.

The development would not harm the living conditions 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.

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 (BNG)

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 have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. 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 Floor Plan, Elevations, Section and Block Plan. 1678 06. Received 24 February 2026.

Proposed Site Plan and Location Plan. 1678 02C. Received 6 May 2026.

Tree Protection Plan. 1678 07A. Received 6 May 2026.

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

3. The development hereby permitted shall be carried out in accordance with the approved Tree Protection Plan (1678 07A, received 6 May 2026).

REASON: To ensure provision is made for the protection and preservation of trees during implementation of the development, in exercise of the duty under S197 of the Town and Country Planning Act 1990.

4. The outbuilding hereby permitted shall be used solely for the purposes incidental to the enjoyment of the main dwellinghouse known as Manor House, Church Place, Lydiard Millicent, Swindon, SN5 3LS, and shall not at any time be used, occupied or converted as independent or ancillary habitable accommodation.

REASON: To ensure the outbuilding remains incidental to the host dwelling, to prevent the creation of an additional residential unit in an unsuitable location, and in the interests of proper planning.