

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02131
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	32 Richmond Court, Ashton Keynes, Swindon, SN6 6PP
DEVELOPMENT DESCRIPTION:	Single-storey lean-to extension to rear of property
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey, lean-to-roof extension to the rear of the property. The development would replicate and extend an existing projection in this location. The additional development would measure approximately 3.4m wide and project approximately 2.5m. A set of bifold doors are proposed and which would span across the existing extension. Two rooflights, which would match the size, scale and placement of two existing roof lights are also proposed. The extension would follow the wall and roof profile and would be constructed in materials to match the existing projection and house. An additional area of hard paving is proposed within the private amenity space directly adjacent to the proposed extension.

The plans also show the removal of a chimney stack on the northern end of the roof.

In terms of accommodation, the extension would provide for an enlarged kitchen and dining area.

SITE DESCRIPTION/CONTEXT

32 Richmond Court is a two-storey detached dwellinghouse dating from the late 1970's. Construction comprises stone clad walls with horizontal tile cladding to the first floor. The property has already been extended above the garage and a further, flat roof extension to the rear. The site benefits from a large private rear amenity space.

The site lies within the settlement boundary of Ashton Keynes and within an estate of similar, detached properties which were built at a similar time. Albeit the site lies within the defined Conservation Area the properties in this locale represent modern dwellings.

PLANNING HISTORY

Proposal / Summary
N/89/01945/FUL - Full planning permission Decision - Approve with Conditions Date: 29/8/1989 – EXTENSION TO DWELLING
N/98/01668/FUL - Full planning permission Decision - Approve with Conditions Date: 17/9/1998 – EXTENSION TO DWELLING EXTENSION

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

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

Ashton Keynes Neighbourhood Plan: Made May 2017
Policy HCP1 Local Character

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

Ashton Keynes Parish Council: 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 and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed extension would match an existing, projection within the inner angle of the main dwelling and a single-storey flat roof projection at the northern end of the dwelling. This small area of additional floor space would square-off the footprint of the existing kitchen and dining room, to provide for one open plan area.

In terms of bulk and scale, the development is considered minor and would not be visible within the street scene, being in a discrete location to the rear of the property.

The matching materials are considered acceptable and would help assimilate this additional development into the site and setting. A condition to secure the details and materials can be appended to any grant of permission.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 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.

Due to the discrete location of the proposed development, the extension is not considered to give rise to any additional loss of amenity to adjacent neighbouring occupiers over that which can already be undertaken within the property and its amenity space.

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

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 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.

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 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 proposal, by virtue of its small scale, acceptable design, and use of matching materials to the host dwelling, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets and is considered to result in a neutral impact.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of 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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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, all received on 30 March 2026

Application Form

Design and Access Statement

26-002-01 Location Plan, Existing Elevations and Floor Plans

26-002-06 Proposed Elevations and Floor Plans

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

3. Materials WB5 – Materials to Match