

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09872
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Latchets, The Street, Oaksey, Malmesbury, SN16 9TG
DEVELOPMENT DESCRIPTION:	Replacement of windows, new dormer, changed first floor layout with AC units, replacement flooring. Outbuilding extension, replacement smaller oil tank, new cycle storage with gate.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a new dormer window, replacement of non-historic windows, rebuilding an outbuilding using existing materials, a replacement oil tank and a new cycle store

SITE DESCRIPTION/CONTEXT

Latchets dates from the 15th century with 17th century alterations. It is simple and modest cottage, single storey with attic, constructed in coursed rubble stone walling gabled stone slate roof with a west end stone stack. It has a 19th century small single storey side extension to the west gable end in matching material to the main house.

Latchets is within the historic core of the linear village of Oaksey along the Street and west of the junction with Minety Lane and Wheatsheaf Lane to the Wheatsheaf Public House. It is sited between the All-Saints Church to the east and Primary School to the west. It is set back 15 m to the south of the lane and has a significant part of the established village historic core. The established character of the Conservation Areas is of detached dwellings within their own garden areas.

The list entry, for means of identification purposes only, provides the following description:

'3/133 Latchets (formerly listed as Cottage next to Church on West) 28.10.59

GV II

Detached house. Probable C15 origin with early C17 alterations. Coursed rubble with flush rusticated dressed stone quoins, stone dressings and gabled stone slate roof with one west end stone stack. Single-storey and attic, 2-window north front. Windows are one 3-light chamfered mullion with a hoodmould, flush relieving arch and 2-pane casements to ground floor right, a similar 2-light mullion to left and a further 2-light mullion beneath gable to attic. Doorway in extension to right with plank door. South front has further gable with mullioned fenestration and a large C20 casement with plank door to the right.

Listing NGR: ST9906693623'

The site lies within FZ1 and Public Right of Way OAKS3 runs between Oaksey Primary School and The Latchets on the western side of the site.

PLANNING HISTORY

Proposal / Summary
N/89/00617/LBC - Listed building consent Decision - Approved Date: 19/4/1989 – INTERNAL ALTERATIONS TO LISTED BUILDING
17/05088/LBC - Listed building consent Decision - Approve with Conditions Date: 25/8/2017 – Retention of secondary glazing to six windows, replacement door and rainwater goods
17/05693/LBC - Listed building consent – Replacement window, door and rainwater goods
15/04554/PDENQ - PD Enquiries Decision - PP Required Date: 11/5/2015 – Proposed Installation of 3 Victorian Style Lights
PL/2026/00069 – Listed Building Consent – Replacement of windows, new dormer, changed first floor layout with AC units, replacement flooring. Outbuilding extension, replacement smaller oil tank, new cycle storage with gate

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

Oaksey Neighbourhood Plan (First Review) – Made 2024

- Policy 4: Design of New Development and Local Distinctiveness
- Policy 11: Heritage Assets
- Policy 12: Oaksey Conservation Area

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/Town Council: No comment

'The Latchets is an important historical building within the village and we rely on the Conservation Officer to carefully consider the application in light of it being a grade 2 listed building.'

Public Protection – No objection raised, condition recommended.

'There noise assessment provided demonstrates that there will be no adverse impact from the proposed unit. The condition below is suggested. The scheme and attenuation proposed are suitable to meet the condition:

An assessment of the acoustic impact arising from the operation of the condenser unit shall be undertaken in accordance with BS4142:2014 +A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- - 23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptor.

The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the development can achieve a rating level not exceeding the typical background (LA90) level at the nearest noise sensitive location.' If the precise detail of the scheme is not known, then likely worst-case scenarios with respect to noise impact on residential premises should be assumed. The attenuation scheme shall be implemented in full prior to occupation of the development and thereafter be permanently retained.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable'

Rights of Way – No objection

Historic England – Comment

'Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>'

Conservation Officer - Comment

08.05.26 *'Following the amended details and drawings the applicant has resolved the issues raised in my previous comments:*

- *The proposed roof dormer window is considered on balance to be acceptable with the revised details of the new dormer.*

- *The retention of the ground floor partition between kitchen and living room preserves the plan form and existing fabric significance*
- *The significant kitchen window W.0.01 is to be retained as confirmed on the revised drawing Ref 22010-732 REV B.*
- *The Outbuilding proposals include demolition of the existing curtilage outbuilding and erection of a proposed new build will be a small office /garden utilitarian outbuilding. The building will reuse the existing stone and stone tiles with a single pitch roof, have steel windows with horizontal glazing bars and boarded ledge and brace stable style door. It will also small stone chimney stack to the west gable for a wood burner.*
- *The other alterations to first floor plan form and fabric are considered to have a neutral impact on significance. The new internal bedroom doors details have been provided and area acceptable. ‘*

Full comments and discussion are available on the file.

REPRESENTATIONS

4 letters of support to the proposal have been 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 dwelling is set back into the plot and the proposed works are not considered unduly prominent. The design and detailing of the dormer window and replacement windows are considered acceptable. In respect of the rebuilding of the outbuilding, this is considered acceptable having regard to the reuse of existing materials. To the front of the property the oil tank and condenser unit are to be positioned behind willow screening, as are the anchor points for the cycle storage.

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.

The proposed dormer window is not considered to result in unacceptable levels of overlooking nor are the other works proposed to the building considered to result in a loss of amenity to neighbouring occupiers.

In respect of the new condenser unit, an acoustic assessment was carried out and the Council's Public Protection Officer is satisfied with the information provided. A condition has however been requested that the unit be tested and assessed after installation.

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

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.

Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance.

A thorough and detailed Heritage Assessment along with a full suite of plans, drawings and supporting information were provided with the proposal which clearly demonstrated comprehension of the heritage asset and its setting.

Paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

Assessment of significance:

According to the National Planning Policy Framework (NPPF), significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Historic England further categorises significance into four key values:

- *Evidential* – the potential of the asset to yield evidence about past human activity.
- *Historic* – the ways in which the asset illustrates aspects of history.
- *Aesthetic* – the sensory and design qualities of the asset.
- *Communal* – the meanings and associations attached to the asset by people.

In this case the significance of the cottage is evident in the vernacular architecture. Its form, layout, materials, outbuildings and architectural expression/detailing which have significant aesthetic and architectural interest. The cottage makes a positive contribution to the Oaksey Conservation Area and setting of the neighbouring Church of All Saints grade I.

Impact of proposals on the significance and setting of the building/structure:

Understanding the impact of proposed works on a listed building requires a careful and proportionate assessment of how those changes affect the asset’s heritage significance and its setting. This includes both the physical alterations to the building itself and any changes to its spatial or visual relationship with surrounding structures or spaces.

The significance of a heritage asset is not static; it is shaped by its architectural, historic, and communal values, and by how these are experienced in context. Therefore, any intervention must be considered in light of the asset's identified significance, with attention given to both potential harm and benefits. Benefits may include repairs that support the long-term conservation of the building, improved energy performance, or enhanced public access and understanding.

This assessment is grounded in the statutory duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to be given to the desirability of preserving the building and its features of special interest. It is also informed by national policy, particularly paragraphs 199–208 of the National Planning Policy Framework (NPPF), and relevant local heritage policies and guidance.

Dormer window

The formation of the proposed new dormer window with a hipped gable roof dormer with stone tiles and lead cheeks with traditional timber casement windows will not involve any loss of historic fabric and is well proportioned and relatively discreetly located on the lower part of the rear slope. To the right hand of the cross-gable roof feature.

On balance therefore it is considered that the dormer as proposed would-be acceptable addition to the rear roof slope.

Full details of the new dormer construction including sections has been provided at a scale of 1:10.

Replacement windows

In respect to the other proposals. The existing windows are identified in a window schedule on elevation drawings. They are stone mullion style with early metal frame casement windows with original window furniture to the kitchen (W.0.0.1) and utility front windows (W.0.03) on the ground floor which are of high significance.

The rest are later early 20th century Crittall style casements set in the stone mullions except for a first floor timber casement to the gable in the front elevation.

In addition to the kitchen rear elevation there is a modern large window opening adjoining the timber boarded kitchen door with four timber casement windows in series, with storm profiles. These are early 21st century and of no significance. It is understood the opening was rebuilt when the windows were installed when the current owner brought the property to resolve a former lean-to extension built by the previous owner without consent.

The proposal is to replace the Crittall windows with a modern metal frame version with single horizontal glazing bar and slim double glazing.

The four storm profile casement windows (W.0.05) to the rear elevation are also proposed to be replaced with traditional timber flush fitting casement windows with slim double-glazed

units. The applicant also wishes to slightly lower this series of casement windows to level the sill with the other rear windows on the rear elevation (W.0.04).

A windows schedule that identifies the windows to be replaced is provided. The replacement windows are in accordance with Historic England guidance Historic England's publication 'Traditional Windows – Their Care, Repair and Upgrading (2017)'

It is considered that the proposed windows to be retained are (W.0.01) and utility front windows (W.0.03). The proposed elevations drawing has been revised (22010-732 REV B) to show window W.0.01 the front kitchen window is also to be retained.

Demolition of Partition and Alteration to Plan Form.

In respect to the internal alterations to partition and plan form. The ground floor partition between living room and kitchen reflects the original room plan subdivision and the partition supports the beams on the subdivision between the two rooms, the kitchen beams and floor joists to the Living room integral with the significant chamfered and stopped beam to the living room.

The partition and pier between the kitchen and living room is shown to be retained on the revised Drawings Ref. 22010-712 Rev B as its loss would have been harmful to the existing plan form and the integrity of the beams and floor joists. Whilst it is understood that the structure is partly modern block work it is on the original alignment and it preserves the associated historic fabric.

The existing first-floor plan form of two bedrooms separated by a bathroom is created through modern partitions and has no significance. It is proposed to alter these to move the bathroom to the landing as a smaller shower room and have two larger bedrooms with new internal doors.

In addition, the first floor of the cottage is understood to suffer from poor thermal performance cold in winter and over hot in summer. The applicant wishes to address this by incorporating Air conditioning units to purpose built cupboards in the first-floor bedrooms.

The alterations to plan form and fabric on the first floor are considered to have a neutral impact on significance with the acceptable details of the new doors to the first-floor partitions provided.

Outbuilding

The 19th century outbuilding appears to be a former piggery and is located to the south west corner of the rear garden. It is a simple modest outbuilding used as a garden store that incorporates the lower part of the boundary garden wall as its west back wall and has a pitched stone tile roof.

The existing building has limited eaves height about 1.5m and there is some bulging of existing walls due to the limited foundation and undermining by the roots of the adjacent cherry tree and the timber sections set within the wall. In addition, the adjoining boundary wall is dry stone and has recently partly collapsed.

The proposal as initially submitted had the south wall with the access door are demolished and a new parallel building erected on a raft slab creating a double pitch roof with central valley in stone and stone tiles and the front door relocated to the gable end.

The structural engineers indicate that the conversion of the outbuilding to an office will require the demolition of the south wall with existing door and the raising of the walls to provide sufficient headroom. The suggested raising of walls did not appear in the application drawings.

The architectural approach to double the size of the existing outbuilding with a parallel pitch roof and a new central valley gutter appears reasonable. However, the existing building has substantial structural issues and the proposed new buildings internal ceiling height under the valley gutter was to be 1.5 m making the internal use of the new office room difficult.

While there is scope for enlarging the existing shed it is apparent that the existing building and adjoining boundary walls needs some substantial structural work and rebuilding and removal of the adjoining Cherry tree undermining the walls.

The applicant has revised the outbuilding proposal. It is proposed to take down the existing building and reuse the stone and roof stone tiles to form an enlarged stone building extending the footprint to the boundary wall to the south and incorporating the section of collapsed stone wall to the footpath to the west gable side.

The proposed new build will be a small office /garden utilitarian outbuilding. The building will reuse the existing stone and stone tiles with a single pitch roof, have steel windows with horizontal glazing bars and boarded ledge and brace stable style door. It will also small stone chimney stack to the west gable for a wood burner.

This approach will cause harm through the loss of the existing outbuilding the former piggery which is curtilage listed and of significance for its historic and architectural interest. However, it is considered this loss can be balanced against the justification that includes allowing improved function and useable space, resolution of the structural issues of the existing outbuilding, rebuilding of the integral collapsed boundary walls and reuse of the stone and stone tiles.

These Conservation benefits are considered sufficient to support the taking down and rebuilding of the existing store building.

Garden Structures

Behind the existing dry stone garden boundary wall in front of the building there is an area screened by existing Yew hedge and willow screen fence that is used for bin storage, heating oil tank and bike storage. It is proposed to add Bike storage anchors and Condensing Unit for the Air Conditioning units in the bedrooms to this area.

It is considered that this area is already well screened and the minor additional structures will have a neutral visual impact and will be low in noise.

The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

Following the amended details and drawings the applicant has resolved the issues raised to the initial proposal. Full details of all works have been provided and no further detail is required,

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the listed buildings]. It would not result in harm to the significance of any heritage assets, and no objections have been raised by the Conservation Officer.

The development is therefore 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.

Other issues

As noted above, a PRoW lies along the boundary of the site. The Rights of Way Officer has raised no objection to the proposal however since submission of the application part of the boundary wall collapsed and is being rebuilt along with the outbuilding. An informative advising the applicant that the PRoW must not be obstructed during the construction period is therefore considered warranted.

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:

22010-711- Rev.C

22010-732-Rev.B

22010-712- Rev.B

22010-770- Rev.A

22010-752- Rev.A

22010-743-Rev. B

Design and access statement

Received 30.03.26

22010-751-B

22010-742-B

Received 05.01.26

22010-760-A

EC21579-3 (Noise assessment)

22010-708-B

22010-750-A

22010-761-A

22010-721-B.

Air Conditioning Technical Specifications

Heritage Statement

22010-706-D

Photographs and photomontages

22010-730-A

22010-763-A

22010-710-A

22010-700-B

22010-741-A

22010-707-B

22010-701-B

Window Schedule

22010-705-C

22010-762-A

22010-731-A

22010-720-A

Structural Survey

Received 18.12.25

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

3) An assessment of the acoustic impact arising from the operation of the condenser unit shall be undertaken in accordance with BS4142:2014 +A1:2019. Background levels are to be taken as a LA90 1 hour and the ambient noise levels shall be expressed as an LAeq 1 hour during the daytime [07:00- - 23:00] and shall be expressed as an LA90 and LAeq 5 minutes during the night [23:00 – 07:00] at the boundary of the nearest residential noise-sensitive receptor.

The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the development can achieve a rating level not exceeding the typical background (LA90) level at the nearest noise sensitive location.' If the precise detail of the scheme is not known, then likely worst-case scenarios with respect to noise impact on residential premises should be assumed. The attenuation scheme shall be implemented in full prior to occupation of the development and thereafter be permanently retained.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable'

Informative

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way OAKS3 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.