

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02203
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Old Post Office, The Street, Alderton, Chippenham, SN14 6NL
DEVELOPMENT DESCRIPTION:	Alterations to garage roof. Addition of dormer windows and conservation rooflights (resubmission of PL/2025/09381)
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for alterations to the garage roof, the addition of dormer windows and conservation rooflights. The application is a resubmission of previously refused application PL/2025/0938, which proposed dormer windows to the front roof slope of the garage. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the property, together with the proposed appearance subject to this application:



(L-R) Existing Front, Rear and Side Elevations



(L-R) Proposed Front, Rear and Side Elevations

Currently, the attached garage is set back from the principal elevation of the dwelling and represents a C20th addition to the property. The garage is a pitched roof build, incorporating matching materials to that of the main building. Its current built form incorporates a single large garage door, whilst previous permissions allowed the garage to undergo a loft conversion to enable the creation of a further bedroom above, which is served by 2 rooflights to the front elevation, positioned just beneath the ridgeline.

The roof form to the rear of the property exhibits a slightly staggered, asymmetrical appearance, with the rear ridgeline dipping at the point where it intersects with the eaves of the rear gable. A large flat roof rear projecting dormer window serves the loft conversion to light the bedroom above the garage, whilst a further flat-roof dormer is positioned adjacent which serves a first floor bathroom. Both rear facing dormers differ in scale and design, contributing to a varied appearance across the rear elevation.

The proposal seeks the removal of the front facing rooflights to the garage and a marginal raise to the ridgeline of the garage roof, alongside the insertion of 2 larger rooflights within the roof slope positioned lower than the current versions. Additionally, to the rear of the building, it is proposed to remove both of the existing flat-roof dormers and replace with 3 hipped roof dormers, constructed from imitation Cotswold stone tiles. To facilitate the insertion of the dormers, it would be necessary to alter the roof pitch of the garage to a slightly steeper gradient, whilst the rear ridgeline would be altered from its current staggered appearance to become a consistent and symmetrical arrangement.

At ground floor level, the garage currently provides parking to the front of the building, with an integrated utility room located to the rear and a bedroom positioned above. Collectively, the proposed front rooflights, raising of the ridgelines and rear dormer windows would allow for the enlargement of this first floor bedroom and the incorporation of an ensuite, while also facilitating the extension of the existing first floor bathroom. The introduction of the dormers would additionally enable an increase in the current ceiling height, which is presently constrained by the existing roof configuration and built form.

SITE DESCRIPTION/CONTEXT

The property known as The Old Post Office is a semi-detached two storey dwellinghouse that is located on The Street in the village of Alderton, approximately 9miles from Chippenham. The property forms part of three dwellings: The Old Post Office, Byways and The Gables. These buildings form a coherent group, using traditional materials and similar proportions. The dwelling is constructed from Cotswold stone with a stone slate tiled roof and painted timber windows, and features a prominent forward projecting gable with the main entrance set back.

The property has been subject to previous alterations and extensions, including the erection of the attached double garage to the side of the building and a rear extension including two rearward facing flat roofed dormer windows. The property lies within both the Alderton Conservation Area and the Cotswold National Landscape, with Grade II listed properties The Old School House, Walnut Cottage and Rose Cottage (formerly known as New Farm Cottages) located directly across the road from the main building. The surrounding area is characterised by detached and semi-detached properties of similar style and appearance to

the application site, constructed predominantly from Cotswold stone, whilst further listed properties are located within the locality.



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

- Cotswold National Landscape
- Alderton Conservation Area
- Risk of flooding from surface water - low

PLANNING HISTORY

Proposal / Summary
PL/2021/10746 - Householder planning permission Decision - Approve with Conditions Date: 23/2/2022 – Replacement of Rear Dormer Windows
N/92/01302/FUL - Full planning permission Decision - Refused Date: 7/9/1992 – LOFT CONVERSION OVER NEW GARAGE LOFT CONVERSION
N/87/02504/FUL - Full planning permission Decision - Approved Date: 6/1/1988 – CHANGE OF USE FROM PART POST OFFICE/DOMESTIC USE TO SOLE DOMESTIC USE
N/88/00449/FUL - Full planning permission Decision - Approved Date: 18/4/1988 – EXTENSION TO DWELLING TO FORM GARAGE AND CONSTRUCTION OF VEHICULAR ACCESS
N/10/01087/FUL - Full planning permission Decision - Approve with Conditions Date: 13/5/2010 – Extension to Dwelling
N/98/00172/FUL - Full planning permission Decision - Unknown Date: 17/3/1998 – ERECTION OF CONSERVATORY C
N/97/02660/FUL - Full planning permission Decision - Unknown Date: 16/3/1998 – EXTENSION TO DWELLING EXTENSION

N/08/01326/FUL - Full planning permission Decision - Approve with Conditions Date: 22/7/2008 – Extensions to Dwelling
N/06/02788/FUL - Full planning permission Decision - Approve with Conditions Date: 12/3/2007 – Extension to Dwelling
15/00785/FUL - Full planning permission Decision - Approve with Conditions Date: 8/4/2015 – Single Storey Rear Extension
16/01498/FUL - Full planning permission Decision - Approve with Conditions Date: 20/4/2016 – Removal of existing conservatory and erection of replacement. New flat roof to dining room and insertion of roof lantern. Extend roof tiles under the bathroom to be in line with utility room
PL/2025/09381 - Householder planning permission Decision - Refuse Date: 22/1/2026 – Alterations to garage roof. Addition of dormer windows

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

Cotswolds National Landscape Management Plan 2025-2030

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies
- Policy CE7: Historic Environment and Cultural Heritage

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving well designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area and Impact on the Cotswold National Landscape
- Residential Amenity
- Heritage Assets

CONSULTATION RESPONSES

Luckington and Alderton Parish Council: No objection.

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, however 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 and Impact upon the Cotswolds National Landscape

Under Section 245 of the Levelling-Up and Regeneration Act 2023, the Council must now 'seek to further' the purposes of the National Landscapes in its decision making. This legislative change strengthens the duty under Section 85 of the Countryside and Rights of Way Act 2000, which originally required that authorities 'have regard to' their conservation purpose. In assessing this proposal, the Council has actively considered how it will conserve and enhance the natural beauty of the National Landscape, in line with national legislation and the area's Management Plan.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area. Section 12 of the NPPF expects a good standard of design, whilst section 15 seeks to protect and enhance valued landscapes and recognises the intrinsic character and beauty of the countryside.

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational

design and materials, with particular regard required for the compatibility of the design with the existing building and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

The application property forms part of a group of buildings—The Old School House, Byways, and The Gables—which, whilst not listed, collectively exhibit a strong sense of architectural symmetry and historic coherence. The end properties, The Old Post Office and The Gables, are particularly significant in establishing this balanced composition, each displaying prominent front gables of matching roof pitch, the symmetrical features to the front facade, and fenestration patterns. Their identically positioned windows, entrance porches and detailing contribute to a clearly unified appearance which binds these properties. Although The Gables does not incorporate an attached garage or ancillary structure comparable to that of The Old Post Office, the integrity of its original principal elevation remains intact. This retention ensures that the symmetrical appearance and historic rhythm of the group are preserved. The buildings scale, proportions and original architectural detailing compliment the surrounding built form, ensuring that the property contributes positively to the visual continuity of the street.

The Street in Alderton presents a distinctly rural and historically grounded streetscene, with the village defined by a well-preserved historic streetscape with a linear arrangement, characterised by traditional architectural forms, locally distinctive materials and consistent rooflines which unify this location. Properties within this vicinity display natural stone façades, historic detailing and established garden boundaries that contribute to a cohesive and visually harmonious setting and helps maintain the village's scenic quality, visual continuity and historic charm.

The attached garage is a modern addition to the property and does not form part of the original built form. As outlined previously, the group of buildings exhibits a broadly symmetrical appearance and whilst the garage is a subordinate structure recessed from the principal façade, the marginal increase in the ridgeline is not considered to disrupt the overall balance and visual harmony of the group. Whilst the rooflights would represent an increase in size to those currently in situ and be positioned lower on the roofslope than the current rooflights, they are not considered to dominate the front façade. Collectively, the rooflights and increase in ridge height is considered sympathetic to the architectural character of the buildings without undermining the coherent composition that defines their appearance. Roof profiles form a key

part of the historic streetscape, and in relation to the works to the garage front elevation, it is concluded that the proposed works would not be visually intrusive or erode the established rhythm and integrity of the street scene, and would not result in demonstrable harm to the character and appearance of the locality.

Additionally, the proposed rear facing hipped-roof dormer windows are considered acceptable. Their placement would be concealed from public viewpoints and would replace two existing dormers, albeit with a revised design from the current flat roofed forms. The use of imitation Cotswold stone tiles with painted render cheeks to the dormers is considered in-keeping and harmonious in context with the main dwelling and its existing material palette. When viewed in conjunction with the proposed marginal increase in ridge height of the garage, the proposed rear dormers are regarded as appropriate and reflective of the contemporary alterations that have already occurred to the rear of the building, and would not detract from the overall character of the property when viewed from the rear.

It is acknowledged that the property lies within the Cotswolds National Landscape. Owing to the limited extent of the proposed works, their subordinate nature and location within the existing built context, these changes are not considered to result in any material harm to the character or visual qualities of the wider National Landscape. The proposals would remain well contained within the site and would not intrude upon or detract from key views within the designated area. As such, the development is considered to conserve the special qualities of the National Landscape.

Overall, the proposal is considered acceptable and complies with Core Policy 57 of the Wiltshire Core Strategy, Policies CE1, CE4 and CE7 of the Cotswold National Landscape Management Plan (2025–2030), the Wiltshire Design Guide, and the objectives of Sections 12 and 15 of the National Planning Policy Framework (NPPF). The re-positioning and enlargement of the rooflights, together with the increased ridge height of the garage, is considered to integrate sympathetically with the established character of the surrounding area and the Alderton Conservation Area, and demonstrates compatibility with the prevailing form, scale and appearance of adjoining buildings and the wider locality. Collectively with the proposed rear dormers, the development is proportionate to the existing built form of the dwelling, and would not result in an intrusive or incongruous appearance when viewed in the context of the streetscene and surrounding area, with the increase in dormers not considered to overwhelm the rear façade.

Residential 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 application site is semi-detached to the property 'Byways'. These properties are part of a wider group of historic buildings which also includes 'The Gables', with the application site being the end property within this small terrace of properties. To the other side of the application site is 'Field House', located to the SW.

In relation to the adjacent properties – Field House and Byways - the proposal does not include any increase to the overall footprint of the building, and the existing separation distances between dwellings would be maintained. Field House is set further back from the highway than the application property, which means that the proposed front rooflights would be partially screened by the existing rear garage and loft conversion, sitting flush to the roofslope. However, views toward the rear of the dwelling—and therefore towards the proposed rear dormers—remain possible.

The rear dormers are oriented to overlook the applicant's own rear garden rather than neighbouring plots. Given that the current arrangement already includes two rear dormers, the addition of a further dormer in the same location of the roof slope is not considered to result in any greater level of overlooking than presently exists. Furthermore, the increase in the roof height to enable to dormer windows is not considered to result in any overbearing effects, owing to the existing separation distances.

Whilst directly overlooking The Old School House, the front facing rooflights are not considered to result in unacceptable impact to their residential amenity, again not resulting in increased overlooking than presently exists. The orientation of The Old School House results in the front facing elevation demonstrating a ground floor window, whilst the attached historical tower to the building features smaller windows at above ground floor level which are further set back from the frontage. The Old School House is positioned across the highway from the application site, whilst the existing garage subject to the application is sufficiently set back from the highway, resulting in a sufficient distance between the properties, thereby helping to mitigate against any unacceptable impact to residential amenity.

Given the position of 'The Gables', views are largely obscured to the application site due to being positioned at the other end of the terrace to the application site.

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. No representations have been received by neighbouring properties, and overall it is considered that the proposed enlarged and repositioned rooflights and rear dormer windows, with associated increase in the ridgeline to the garage roof, will not result in loss of light, overshadowing or overbearing impacts to the neighbouring properties, whilst the proposal would not result in unacceptable impact to their overall residential 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.

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.

As referenced in the section above, policy CE7 to the Cotswold National Landscape Management Plan 2025-2030 requires that development should be delivered in a way that is compatible with and seek to further the conservation and enhancement of heritage assets and their setting.

The property is located within the Alderton Conservation Area, positioned along the main route through the village and therefore occupying a highly prominent and visually sensitive location where the consistency of the built forms of the properties, materials and roofscapes is fundamental to the area's established character and appearance. It is evident that the primary contribution the building makes to the special architectural and historic interest of the Conservation Area derives from its front elevation, especially being a part of a wider group of historic buildings that includes Byways and The Gables. This façade retains much of its original architectural integrity, including the distinctive use of Cotswold stone, which remains a key feature of the building's historic character.

Within the immediate vicinity of the site, there are several designated heritage assets, including the Grade II listed Old School House located directly opposite the application property, and the Grade II listed Walnut Cottage and Rose Cottage positioned to the north-east, also fronting The Street. Although the application site is situated across the highway from these listed buildings, their setting is not confined solely to their curtilages given that it extends to the wider streetscene.

The site has previously been the subject of a pre-application enquiry, which sought advice on the acceptability of alterations to the existing garage extension, including a raised roof and

front and rear dormers. A range of options were considered, particularly for the treatment of the new insertions to the front elevation. These included a single dormer, two dormer windows or amended conservation rooflights necessitated by the increased ridge height (reflective of this current proposal). That pre-application advice confirmed that dormer windows to the rear elevation would be acceptable, but also that additional dormers to the front elevation would disrupt the existing symmetry of the existing group of buildings and detract from the current sense of hierarchy of design, which contributed to the subsequent refusal of planning permission PL/2025/09381. Subsequent conversations expressed a preference to minimise new additions to the front roofslope of the garage, and to restrict openings to the alteration of the existing rooflights.

With regards to the proposed rear facing dormers, it is noted that the site has been subject to previous extensions and alterations to the rear of the building which are not prominently positioned to be visible from the public realm. As a result, only a small section of the original rear wall remains exposed, as the rear elevation is dominated by the modern alterations which have diminished the overarching historic rear façade. However, it is considered that the raising of the ridgeline and resulting insertion of 3 hipped roof dormer windows would be acceptable given its position to the rear of the building, away from public view, and does not form part of the principal streetscene that contributes most significantly to the character and appearance of the Conservation Area. The dormer windows would constitute a more sympathetic and uniform arrangement to the rear of the building, whilst the materials would enable its integration with the current aesthetic and character of the building. Due to their limited visibility and separation from the designated heritage assets, the rear dormers would have no meaningful impact on the setting of the nearby listed buildings. In this context, the proposed rear alterations are not considered to undermine the special architectural or historic interest of the Conservation Area, nor do they detract from the significance of the surrounding heritage assets.

Where the front dormer windows proposed under application PL/2025/09381 introduced a modern and visually intrusive element, the alteration to the rooflights broadly reflects the existing character and appearance of the building, respecting the traditional rooflines and historic building forms. Whilst it is noted that the proposed rooflights would be larger than the existing examples and be secured in a lower section of the garage roofslope, the proposed works are considered to broadly reflect the current aesthetic of the building, with the rooflights not considered to read as dominant features which would impact the established character and appearance of the Conservation Area. It is acknowledged that the introduction of rooflights would give rise to a degree of change to the fabric and appearance of the building, this impact is considered to be limited in scope and consequently, any harm identified would fall at the lower end of the less than substantial harm.

Furthermore, in relation to the close proximity of the application site with the Grade II listed properties - The Old School House, Walnut Cottage and Rose Cottage - the proposed rooflights would be clearly visible in views towards the listed buildings and would sit directly within their backdrop when looking along the street. Whilst the replacement rooflights would be larger than the existing examples, they are not considered to result in a visually prominent feature into these views, nor would they change the traditional appearance of the streetscene that contributes to the Conservation Area and the wider setting of those identified listed

buildings in and around the site. Whilst it is acknowledged that the proposal would give rise to a degree of harm to the significance of the heritage assets, however, this harm would fall at the lower end of the less than substantial harm.

Under the provisions afforded by paragraph 215 to the NPPF, less than substantial harm must be weighed against the public benefits associated with the proposal. In this case, the submission would enable further utilisation of the floor space afforded to the upper floor of the garage, with increased accessibility by enabling increased headroom for the Occupants, delivered without any enlargement of the building's overall footprint and ensuring that the scale and external form of the structure remain unchanged. Therefore, the public benefit of the enhanced usability and long-term viability of the building is considered to outweigh and justify any identified heritage harm resulting from the proposed works.

Although no formal comments have been provided by Wiltshire Council's Conservation Officers in relation to this current application, their views were sought during the earlier pre-application enquiry. At that stage, the Officer raised concerns regarding the potential impact of the proposed works on the streetscene, noting that, while the existing garage maintains a clearly subordinate relationship to the principal building, the alterations then proposed risked undermining this established hierarchy. However, within the works proposed in this current application, the replacement of the existing rooflights to the garage front roofslope and associated increase in ridge height is not considered to adversely affect the buildings contribution to the historic streetscene.

As such, the proposed development is not considered to result in harm to the setting and significance of Grade II listed buildings, The Old School House, Walnut Cottage and Rose Cottage and would preserve the character and appearance of the Alderton Conservation Area. The public benefit of the further utilisation and long term viability of the buildings floorspace, without increasing the overall footprint, is identified to outweigh the harm identified and therefore the proposal accords with Core Policy 58 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework, particularly paragraph 215.

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, by reason of its scale, design and use of materials, is considered to enable sympathetic alterations that preserve the character and appearance of the main building. Furthermore, the proposed works preserve the setting and any other features of neighbouring listed buildings and structures, as well as the prevailing character and appearance of the Alderton Conservation Area, respecting and aligning with the local vernacular. Additionally, the proposed works are not considered to result in any unacceptable

harm to the character or visual qualities of the Cotswolds National Landscape. The proposals would not impact the amenity of adjacent dwellings to an unacceptable degree. The development is therefore considered to comply with Sections 12 and 16 and other relevant provisions within the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy and the Wiltshire Design Guide.

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:

Location and Site Plan received 02.04.26

Proposed Floor Plans, Elevations and Roof Plan received 02.04.26

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