

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02721
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Noon Trees, Beacon Hill, Hilmarton, Calne, SN11 9HT
DESCRIPTION:	Proposed single-storey front extension and regularisation of single-storey side extension, porch and external alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended following validation to include reference to elements of unauthorised development for which regularisation is sought.

The application seeks planning permission for a proposed single-storey front extension and regularisation of a single-storey side extension, a porch and external alterations.

The proposed front extension would measure approximately. 4.9m wide, 8.2m deep, 2.45m eaves, 4.10m ridge, have a gabled slate roof, with roof mounted solar panels, and white pebbledash render walls, with light green fenestration.

The single-storey side extension would measure approx. 5.3m wide, 3.85m deep, 2.35m eaves, and 3.8m ridge. The porch would be gabled with timber posts and project approx. 3.25m.

The external alterations would include replacement fenestration, removal of a porch, and blocking up of a front door.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Noon Trees. It has walls of render, a gabled slate roof, uPVC fenestration, and parking area and garden. Its setting is characterised by its bucolic landscape surroundings.

It is in open countryside of Hilmarton Parish. Relevant designations and constraints include the Haygrove Wood County Wildlife Site, Ancient Woodland, priority habitat (deciduous woodland), a FARMSTEAD record on the Swindon and Wilts HER (MWI71410), access from C-classified highway (60mph), and Character Area 13: Lyneham Hills of the North Wiltshire Landscape Character Assessment (2004).

PLANNING HISTORY

PL/2025/06482 - Two-storey front extension and regularisation of single-storey side extension, porch and external alterations (WITHDRAWN 25/09/2025).

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 64: Demand Management (CP64)

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

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

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

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Hilmarton Parish Council – No Comments

No responses received at the close of the consultation period or at the time of the case officer's recommendation.

Wiltshire Council's Highways Team – No objection (28/05/2026).

Wiltshire Council's Ecology Team – Comments,

Comments advise that the submitted report found evidence of bat roosts, but that the report was written about a different proposal and needs to be updated

accordingly, which may indicate different conclusions or recommendations for further surveys (15/05/2026).

Wiltshire Council's Arboricultural Team – No objection (19/05/2026).

County Archaeologist – No comment (13/05/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 15 May 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.

Preliminary matters

The application follows an application under reference PL/2025/06482, withdrawn following feedback from the Local Planning Authority that it would be refused due to design concerns and insufficient ecological information. This application is materially different and is supported by ecological information so has been assessed on its merits.

During consideration of PL/2025/06482 various unauthorised development was identified at the site having occurred in circa October 2021¹. This application seeks to regularise those matters, however, having regard to S171B of the Town and Country Planning Act 1990, and the relevant transitional arrangements, it would appear, on the balance of probabilities, that the passage of time may provide a fallback position for those elements.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

¹ Based on Building Control records.

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.

Noon Trees is probably of 19th century date², a former farmhouse to a dispersed plan farmstead. It has been altered, most notably in 2021, yet it retains a sense of its traditional form and proportions.

The development would regularise alterations and extensions to the dwellinghouse, namely external alterations to fenestration, a single-storey side extension and a porch. Although the porch is unusual, the totality of these works has not been detrimental to the character or appearance of the area.

The proposed front extension is a considerable addition. In general, front extensions will rarely be acceptable because they do not satisfy expectations for subservience and can undermine the building lines and rhythm of frontages. However, in this case it is relevant to acknowledge that the dwellinghouse has limited opportunities to extend.

The front extension utilises a complementary gabled form, matching materials and fenestration details. Roof-mounted solar panels would emphasise its presence but take advantage of the south-facing roof slope. Although a considerable addition, that is not subservient, it would not cause unacceptable harm to the character or appearance of the dwellinghouse or surrounding area.

Although extending over garden land, which comprises part of an ancient woodland, no trees would be lost nor would are their rooting areas likely to be impacted by the development. Wiltshire Council's Arboricultural Officer raises no objection.

The development would not cause unacceptable harm to the character or appearance of the dwellinghouse or local area. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 of the Wiltshire Core Strategy.

Residential amenity

² Appears on 1886 1st edn. OS map

Core Policy 57 (vii) of the Wiltshire Core Strategy 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.

There is a substantial degree of separation between the application site and neighbouring dwelling houses, with intervening features further reducing any potential for impact. The proposed development would maintain this separation and, by virtue of its single-storey scale, would not give rise to overlooking, undue overbearing impact, or harmful overshadowing of neighbouring properties.

Accordingly, the development would not adversely affect the living conditions of either the occupants of the application site or those of neighbouring land. The proposal is therefore considered to accord with the expectations of adopted design guidance and the aims of Core Policy 57 (vii) of the Wiltshire Core Strategy.

Ecological matters, including 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.

The application site is within and adjacent to areas of habitat, and bears features suitable for roosting bats. The application was initially supported by a Preliminary Ecological Appraisal (PEA) which confirmed a roost in the roof void of the dwellinghouse and recommended further surveys.

Wiltshire Council's Ecology Team highlight that the PEA was prepared for a different scheme and should be revised to take account of the scheme before the Local Planning Authority. The applicant provided a Bat Activity Survey and Assessment (BASA) on 4 June 2026 in response.

The BASA was completed by suitable qualified professionals and identifies a low risk of adverse impacts on protected species resulting from the single-storey extension, as the loft void would be retained unaltered.

The report also sets out recommendations for precautionary working practices to minimise risks to protected species. Similarly, it advises that new external lighting

should be controlled to avoid illuminating bat roost and access/egress location. Such matters can be controlled by suitable conditions.

The extension would otherwise cause a loss of some vegetated garden grassland. Therefore, subject to conditions, the development would have acceptable effects on features of nature conservation and the ecological value of the site, and would not conflict with CP50 of the Wiltshire Core Strategy.

PLANNING BALANCE AND CONCLUSION

The proposed development is considered to give rise to acceptable impacts in respect of matters of acknowledged public interest, subject to the imposition of the recommended planning conditions. The proposal is therefore considered to accord with the policies of the development plan, taken as a whole. There are no material considerations which would indicate that a decision should be taken other than in accordance with the development plan. Accordingly, the statutory presumption has been applied, and the application is recommended for approval.

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:

Application Form. Materials. Received 28 April 2026.

Location Plan and Block Plan. 011 PL 01. Received 8 May 2026.

Proposed Floor Plan. 011 PL 04 D. Received 8 May 2026.

Proposed Elevations. 011 PL 05 D. Received 8 May 2026.

Bat Activity Survey and Assessment. CIC v1.0 by Ellendale Environmental. Received 4 June 2026.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby permitted shall not be carried out other than in accordance with the recommended mitigation and precautionary measures set out in section 4.3 of the approved Bat Activity Survey and Assessment by Ellendale Environmental (Dated 4 June 2026).

REASON: To ensure adequate provision is made for the protection of protected species.

5. No new external light fixture or fitting shall be installed on the development hereby permitted until details of the proposed lighting have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate to the satisfaction of the Local Planning Authority how the proposed lighting will impact on bat habitat compared to the existing situation, and shall be prepared 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: In the interest of providing mitigation and enhancement for biodiversity.

6. The solar panels hereby permitted shall be removed within 3 months following their last use for the purpose of energy generation.

REASON: In the interest of the long-term character and appearance of the area.

Informatives to Applicant:

1. 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.