

APPLICATION FOR PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02522
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	BT Telephone Exchange, Purton Road, Cricklade, Swindon, SN6 6JA
DEVELOPMENT DESCRIPTION:	Remove glass panes from a window on the south elevation and fix an attenuated aluminium cowl to the frame onto the outside of the building. Remove glass panes from a window on the east elevation and fix a ventilation louvre to the window frame. The cowl and louvre will be a mill finish to match existing louvres and cowls already installed in the building.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of window panes on the south and east elevations of the building and their replacement with a metal louvre and an aluminium cowl.

SITE DESCRIPTION/CONTEXT

The site is located within a residential development within the settlement framework for Cricklade. The site consists of a detached building within a relatively plot, mostly laid to grass with access and hardstanding to the south. To the east of the site lies the dismantled railway line however the building is surrounded by modern development.

Part of the site lies within an Area Susceptible to Ground Water Flooding and the wider site is within the North Meadow SAC 4200m recreational buffer. There are no other relevant ecological or heritage constraints.

PLANNING HISTORY

Proposal / Summary
N/08/01641/FUL - Full planning permission Decision - Approve with Conditions Date: 22/8/2008 – Installation Of Ventilation Louvre

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Cricklade Neighbourhood Plan 2026

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Cricklade Town Council: No comments received

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 proposal results in the removal of existing windowpanes and their replacement with a metal louvre and cowl positioned on metal supporting struts. The design and access statement describes how this is necessary for additional ventilation to this part of the building.

The building is utilitarian in nature and there are existing metal louvres to the property. The cowl to be inserted on the south elevation may be visible from the road however in the context of the existing building and the nature of its existing use this is not considered harmful nor unduly out of keeping with the character and appearance of the area.

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 nature and use of the site is not to be altered, and the louvre and cowl offer a non-mechanical form of ventilation that will not result in noise or disturbance to local residents.

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

Biodiversity Net Gain

The development is 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:

126026-300

Received 30.04.06

126026-301

126026-302

Design and access statement

Received 20.04.26

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

Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.