

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02424
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Hayloft, 11 Manor Farm Court, Purton Stoke, Swindon, SN5 4LA
DESCRIPTION:	Loft Conversion
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were submitted 28 May 2026 following feedback that the initially proposed dormers were unacceptable; interested parties had the opportunity to review the revised plans. The application seeks planning permission for a loft conversion involving external alterations consisting in the installation of rooflights. Three standard-size rooflights are proposed to front (south) roof slope, while one standard-size rooflight and one 'Velux Cabrio' are proposed to rear (north) roof slope.

SITE DESCRIPTION

The application site is two-storey dwellinghouse known as Hayloft, 11 Manor Farm Court. It has walls of reconstituted stone with brick details, a gabled plain tile roof and casement fenestration. Its setting is characterised by the surrounding residential estate on Manor Court Farm designed in a homogenous, quasi-agricultural style. It is in the small village of Purton Stoke, which has no defined settlement boundary. Relevant designations and constraints include the nearby Grade II listed building known as Manor Farmhouse [NHLE: 1023183].

PLANNING HISTORY

The site forms part of a development of twelve dwellings which were subject of an appeal under reference APP/J3910/A/03/1121378, allowed with conditions on 31 March 2004. Condition 9 of the appeal decision restricts permitted development rights for extensions, outbuildings and means of enclosure.

The following planning history is also of relevance:

N/03/02320/LBC - RESIDENTIAL DEVELOPMENT WITHIN CURTILAGE OF LISTED BUILDING COMPRISING SEVEN NEW DWELLINGS AND DEMOLITION OF EXISTING FARM BUILDINGS (APPROVED WITH CONDITIONS 23/10/2003).

N/03/02319/FUL - RESIDENTIAL DEVELOPMENT WITHIN CURTILAGE OF LISTED BUILDING COMPRISING SEVEN NEW DWELLINGS AND DEMOLITION OF EXISTING FARM BUILDINGS (APPROVED WITH CONDITIONS 23/10/2003).

N/03/01381/FUL - ERECTION OF 9 DWELLINGS (AMENDED FROM 12) AND ASSOCIATED GARAGES AND ALTERATIONS TO BOUNDARY WALL (REFUSED 01/08/2003).

- APP/J3910/A/03/1125880 (APPEAL ALLOWED WITH CONDITIONS 31/03/2004)

N/03/00850/FUL - ERECTION OF TWELVE DWELLINGS AND ASSOCIATED GARAGES; ALTERATIONS TO BOUNDARY WALLS (REFUSED 20/06/2003).

- APP/J3910/A/03/1121378 (APPEAL ALLOWED WITH CONDITIONS 31/03/2004)

N/03/01394/LBC - DEMOLITION OF EXISTING FARM BUILDINGS, ALTERATIONS TO BOUNDARY WALLS INCLUDING PARTIAL DEMOLITION AND REALIGNMENTS (AMENDED) (REFUSED 01/08/2003).

N/03/00849/LBC - DEMOLITION OF EXISTING FARM BUILDINGS; ALTERATIONS TO BOUNDARY WALLS INCLUDING PARTIAL DEMOLITION AND REALIGNMENTS (REFUSED 20/06/2003).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

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

Modified Purton Parish Neighbourhood Plan 2025-2040 – Made June 2026

- Policy PUR9: Design Principles
- Policy PUR10: North Meadow & Clattinger Farm Special Area of Conservation

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

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Parish Council – No objection (12/05/2026). No objection (09/06/2026).

Wiltshire Council's Highways Team – No objection, commenting that the development increases the bedroom quantum, but two parking spaces are provided. They advise that the parking spaces are outside the red line boundary of the site, and query whether the red line needs amending to allow for the parking spaces to be conditions. They raise no objection on the basis that this matter is capable of being adequately addressed (01/05/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 1 May 2026. Members of the public made 11 letter(s) of representation (9 x Object, 1 x Mixed, 1 x Comment). The comments therein can be summarised as follows:

- That there is no objection in principle to a loft conversion;
- That Manor Farm Court features a coherent courtyard of tastefully designed barn style conversions, where simple roof forms are a defining characteristic;
- That the dormer windows would obstruct natural light to the detriment of the living conditions of the adjoining neighbouring dwellinghouse;
- That the dormer windows would be detrimental to the visual amenity of Manor Farm Court;
- That rooflights would be a preferable visual alternative to the dormers;
- That the dormers are not subordinate to the roof and would be a visually dominant feature, contrary to the Wiltshire Design Guidance;
- That approving the dormers would set an undesirable precedent;

- That conditions requiring a Construction Management Plan be used to ensure construction works do not adversely affect neighbouring properties;
- That the Cabrio balcony window would introduce new and harmful overlooking to the detriment of the privacy afforded to occupants of neighbouring dwellinghouses;
- That the Cabrio balcony window is excessive in size and would appear incongruous within the simple roof form that defines the character and appearance of Manor Farm Court;
- That approving the Cabrio balcony window would set a harmful precedent for similar installations;
- That the Cabrio provides an outdoor space in absence of a garden;
- That less harmful alternatives existing and should be encouraged, such as standard or conservation-style rooflights; and
- That the Cabrio balcony window is less than 10 metres from the nearest neighbours' bedroom and bathroom windows which is not sufficient to protect their privacy.

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

In carrying out the assessment, consideration has been given to the limitations placed on the site by previous planning permissions, and particularly the effect of restrictions on development rights conferred by national order such as The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

The GPDO creates 'permitted development rights' that allow for some development to proceed without an express grant of planning permission, subject to relevant limitations and conditions set out in the Schedule.

The development at Manor Court Farm was granted planning permission by the Secretary of State following the appointed Inspector's decision to allow a S78 appeal of North Wiltshire District Council's decision to refuse to grant planning permission under reference 03/00850/FUL.

The appeal decision (APP/J3910/A/03/1121378) sets out the conditions for the grant of permission, including that:

Notwithstanding the provisions of the Town and Country planning (General Permitted Development) order 1995 (or any order revoking and re-enacting that Order with or without modification) there shall be:

No extension of any building forming part of the development hereby permitted;

No garages, sheds or other ancillary domestic outbuildings erected anywhere on the site edged in red on the approved plans and;

No gates, fences, walls or other means of enclosure (other than those shown on the approved plans) placed or erected anywhere on the site edged in red on the approved plans;

unless otherwise agreed in writing by the Local Planning Authority.

The condition has the effect of restricting permitted development rights for “... *extensions of any building forming part of the development...*” and allowing the Local Planning Authority (LPA) to grant planning permission individually for such developments.

The relevant wording of the condition specifies ‘extensions’ only and is silent on ‘alterations’. Broadly, any building works which do not materially enlarge a building would not be controlled by the condition.

The proposed development comprises a loft conversion where the only operations which materially affect the external appearance of the building are the insertion of rooflights. Although the ‘Velux Cabrio’ can be folded out into a quasi-balcony, as with the other rooflights it does not enlarge the dwellinghouse and comprises an alteration¹.

As the development comprises alterations, not extensions, the condition does not prevent this development from benefiting from existing permitted development rights. Part 1, Class C of GPDO provides permitted development rights for “[a]ny other alteration to the roof of a dwellinghouse”.

Based on the details provided, the development does not exceed the limitations of Part 1, Class C of the GPDO. This provides a realistic and credible “fall-back” position as the development is then capable of being implemented in the same or a substantially similar way irrespective of the LPAs determination of this application.

Design and local character and appearance, including regard to the setting of the listed building

¹ In 2015, an Inspector found similarly during a Lawful Development Certificate appeal in Middlesex (APP/L5810/X/15/3002668).

Core Policy 57 and 58 of the Wiltshire Core Strategy together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy PUR9 of the Purton Neighbourhood Plan sets out broad design principles for development within the neighbourhood area.

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.

Manor Farm Court is a development of twelve dwellings built circa 2004. Its layout emulates a farmstead, and its buildings are designed in a homogenous quasi-agricultural architectural style.

Hayloft, the application site, forms part of the U-shaped courtyard of barn-style dwellinghouses at the north end of the development. Hayloft's front elevation features two carriage arched garage bays, while its rear elevation features domestic fenestration. Its front door is to side elevation, under a timber carport with a mock dove cote.

At the front of Manor Farm Court is Manor Farmhouse, a Grade II listed building. Its significance and special interest primarily comprise its architectural and historic interest as a vernacular 18th century farmhouse with later alterations.

Its setting has changed because of the development of Manor Farm Court, but its layout and design provide some reinforcement of its significance as a vernacular farmhouse. There is a duty to have special regard to the desirability of preserving its setting under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The design of Manor Farm Court is contrived at points but cohesive and little altered, which is of acknowledged value to its residents. Part of this includes its simple vernacular roofscape, which gives way to conservation-style rooflights in only some areas. To the south-facing roof slope, they are arranged in a regular rhythm that respects the existing pattern of fenestration and where they would be observed

alongside conservation-style rooflights to The Croft (3 Manor Farm Court), The Deanery (No.4), The Granary (No.12).

On the north-facing roof slope, within the U-shaped courtyard, the Velux Cabrio takes up a greater portion of the roof surface. When folded out into a balcony its effect would be emphasised, but it adheres to the position of the vertical emphasis of windows, and, in its folded position, which it will likely be in for much of the year, it would fit flush with the roof surface.

Although the standard rooflight on the north-facing roof slope would not adhere to the vertical emphasis, this would be of little consequence given its size and flush fit. In any case, and to maintain the consistency characteristic of the area, a condition can ensure the rooflights are of the conservation style and fit flush with the roof surface.

The three rooflights to south-facing roof slope would feature in views of Manor Farmhouse. However, were they conservation-style rooflights, they would match their surroundings and fit flush against the roof surface. Accordingly, they would preserve the setting of Manor Farmhouse, thereby not harming its significance.

Regard has been had to neighbours' concerns but, for the reasons given, the development would not cause unacceptable harm the character or appearance of the surrounding area nor would it harm the significance of the nearby listed building.

Subject to recommended conditions, such as those to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of Policy PUR9 of the Purton Neighbourhood Plan and CP57 and CP58 of the Wiltshire Core Strategy.

Residential amenity

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.

The neighbouring dwellings most likely to be sensitive to the development are, Manor Farmhouse, The Croft (3 Manor Farm Court), Middlebarn (No.6), High Warren (No.7), Amberley (No.8), Ingleside (No.9), The Byre (No.10), The Granary (No.12).

Dwellinghouses in Manor Farm Court share a close relationship, and it is likely that the construction phase would cause some temporary disruption and noise disturbance to neighbours.

The scale of development is, however, very minor. Therefore, while neighbours' preference for a Construction Management Plan (CMP) is understood, controlling the construction phase would not be a necessary or proportionate use of planning powers.

The development does not materially increase the massing or bulk of the dwellinghouse; therefore, it would not create an unduly overbearing appearance nor cast an oppressive shadow.

The proposed rooflights would provide opportunities for outward views from the new loft accommodation. Representations made by members of the public raised considerable concerns that the development would cause harmful overlooking and loss of privacy, primarily through the addition of a 'Velux Cabrio'.

On the south-facing roof slope, the rooflights would primarily overlook the estate roads and turning heads. The westernmost rooflights would be in close proximity of No.12, where it also has rooflights, however any views would be at an angle. The distance and intervening features would ensure no loss of privacy for other nearby dwellinghouses.

On the north-facing roof slope, the Cabrio is a larger form of rooflight with a bottom section capable of folding out into a balcony that uses internal floor space rather than an external platform. When not in use as a balcony, it would be folded back into a rooflight albeit a larger one.

The Cabrio's folding mechanism allows a greater field of view than a standard rooflight. It would primarily direct views to the countryside, but it would demonstrably overlook the communal courtyard and be capable of providing views at various distances towards habitable rooms of the neighbouring dwellinghouses.

The courtyard is used primarily for access and parking and is presently overlooked by all surrounding dwellinghouses, so there is no reasonable expectation for it to afford a degree of privacy.

The Cabrio would allow an angled view to what is understood to be a first-floor bedroom of No.9, marked by its glazed 'midstrey'. It is already somewhat exposed to views from the communal courtyard and the site's existing first-floor windows, but the Cabrio would create opportunities for additional overlooking at a level beyond this existing situation. Similar opportunities would be created for overlooking other neighbouring dwellinghouses, but not in such proximity or sensitivity to No.9.

The proposed standard-sized rooflight on the north-facing roof slope would be capable of providing some additional overlooking, albeit the relationship between it and neighbouring windows is less direct.

Against the adverse effects identified, the fallback position must be weighed. In this context, the fallback position allows for an identical arrangement of rooflights without the need for obscure glazing or restricted opening. Reduced weight must therefore be given to the harm identified.

Regard has been had to neighbours' concerns but, for the reasons given, the development would not cause unacceptable harm to the living conditions afforded to occupants of the site itself or neighbouring dwellinghouses.

The development would not conflict with the aims of CP57 (vii) of the Wiltshire Core Strategy, which seeks to ensure that all new development safeguards an acceptable level of amenity for occupants both within the development itself and adjoining properties.

The provisions of the development plan align with the thrust of the National Planning Policy Framework, including paragraph 135(f) to which representations appear to refer, and so do not lead to a fundamentally different conclusion.

Highway matters

The development comprises minor alterations to an existing dwellinghouse as part of a loft conversion, which increase the bedroom quantum from one to two.

The dwellinghouse benefits from allocated off-street parking within the communal courtyard. Although they are outside the red line boundary of the site, their function as parking spaces is secured by Condition 6 of appeal decision APP/J3910/A/03/1121378.

Wiltshire Council's Highways Team raise no objection on the basis that compliance with adopted parking standards can be met and controlled which, for the above reasons, they would be.

Neighbours request that the LPA require submission of a CMP to control the construction phase. The Highways Team did not advise that one would be necessary to address a highway safety concern. For similar reasons as have already been discussed, a condition requiring a CMP is not considered necessary or proportionate to the scale of development.

The development would not cause unacceptable harm to highway safety. Furthermore, it would accord with CP61, CP62 and CP64 of the Wiltshire Core Strategy.

Ecological matters, including Biodiversity Net Gain (BNG)

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

The development is also 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.

Other matters

Representations have expressed concern that granting planning permission may set a precedent for similar proposals which could cumulatively erode the quality of the area. However, each planning application must be determined on its own merits having regard to their particular circumstances and context.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

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:

Location Plan. Received 10 April 2026.

Proposed and Existing Block Plan. PL03 Rev A. Received 28 May 2026.

Proposed First Floor Plan and Elevations. PL02 Rev A. Received 28 May 2026.

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

3. The rooflights hereby permitted shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope, whereas the Velux Cabrio shall be mounted flush with the roof slope only.

REASON: In the interests of visual amenity and character and appearance of the area and the preservation of the setting of the listed building.

Informatives to the Applicant:

1. Construction sites are often noisy due to the nature of the activity and the machinery used. Site managers and or builders must take the best practicable means to limit the disturbance from noise particularly to local residents. It is recommended that site managers and builders contact local residents if there are particular noisy activities planned and provide a contact number to report noise problems. Wiltshire Council recommends that noisy construction site activities are undertaken Monday to Friday 8am to 6pm and Saturday 8am to 1pm with no working on Sundays and Bank holidays.