

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

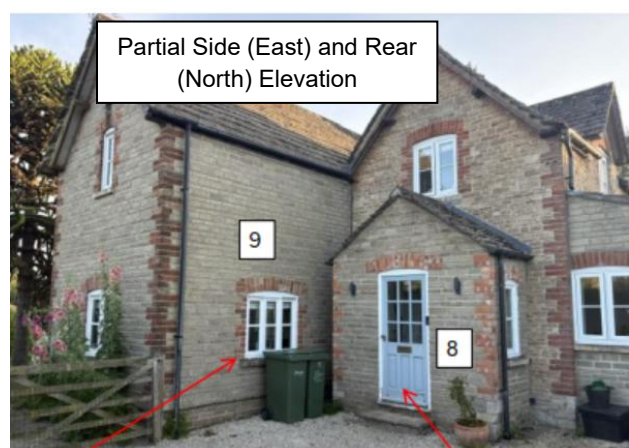
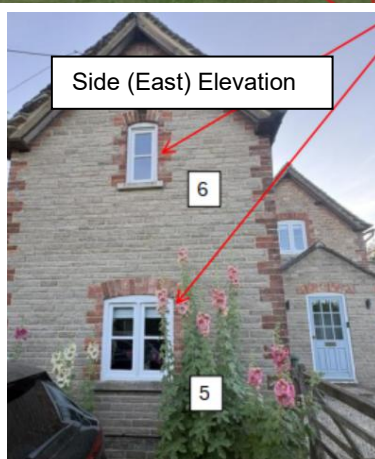
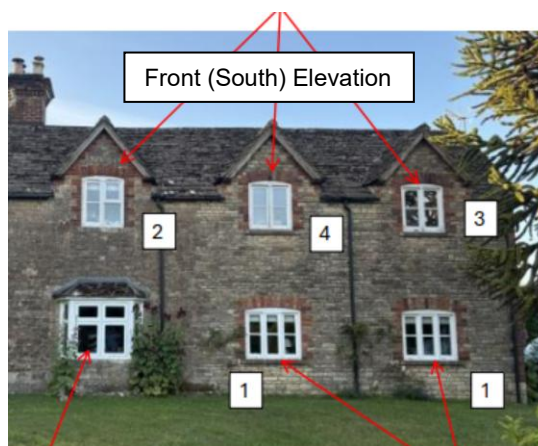
APPLICATION REFERENCE:	PL/2026/01990
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	31 The Common, Langley Burrell, Chippenham, SN15 4LQ
DEVELOPMENT DESCRIPTION:	Replacement like for like of all wooden windows with flush casement UPVC windows including front door. Rear living room window and garage window to be replaced with French doors.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for replacement like for like of all wooden windows across the property with flush casement UPVC windows including the front door. Additionally, the rear living room window and garage window are proposed to be replaced with French doors. The application is submitted using Householder application forms.

During the course of the application, additional plans and information was submitted to clarify which windows across each elevation of the property is proposed to be replaced as initially there remained ambiguity about which units were subject to replacement.

The extracts below are part of the suite of annotated photos provided by the Applicant to help illustrate which units are proposed to be replaced across the building, with the numbers corresponding to a separate technical specification submitted for each type of replacement unit:



The front, rear and side elevations are all subject to replacement windows, with the main alterations as detailed below:

Front (South) Elevation:

- 2 ground floor and 3 first floor windows to be replaced

Side (East) Elevation:

- 1 ground floor and 1 first floor window to be replaced (located on the gable end)
- 1 ground floor window to be altered to French doors (on the side of the gable end)
- Replacement front door

Rear (North) Elevation:

- 1 ground floor window to be replacement on the side wall of the entrance porch
- 1 ground floor window to the rear façade to be replaced

Garage:

- 1 ground floor window replacement with French doors

It is also noted that the building has been subject to previous fenestration alterations whereby permission was not sought for their replacement. These units include the front ground floor bay window, two first floor windows to the side and rear elevations, a ground floor kitchen window to the side elevation and 2 rear windows to the kitchen which were replaced with bi-fold doors (with the latter stated as being carried out under Permitted Development Rights).

The submitted plans and document confirm that the reason for the existing wooden windows to be replaced is primarily due to their condition. It is noted that the units have deteriorated as well as the double glazing being blown in a number of units, affecting their overall appearance and efficiency. The replacement window units are proposed to be like-for-like in appearance, with the chosen units named as Halo Flush Sash units with thin detailed glazing bars as they closely resemble the design of the existing windows.

With regards to the French doors to the main building, the extract below demonstrates the existing and proposed elevations:



Lastly, it is proposed to alter an existing ground floor window to the garage to French doors, which would serve a partial garage conversion. An internal partition wall would create a dedicated office space with the remainder of the building remaining as a garage. As a side note, it is noted that it has been confirmed that planning permission is not required for the partial conversion to home office.

SITE DESCRIPTION/CONTEXT

The property known as 31 The Common is a large semi-detached property located in the village of Langley Burrell, also within the Langley Burrell Conservation Area. It is not a listed building, but comprises an original, front range of some age and traditional design, construction and appearance. However, the property has also been significantly extended to the rear with more modern and less sympathetic materials.

In terms of construction materials, the historic element of the property is of natural stone with red brick surrounds to the windows at both ground and first floor. The more modern extensions are what appear to be reconstituted stone of a contrasting appearance, albeit with the retention of red-brick detailing.

The submission includes photographs of the existing timber windows are in poor condition.

The building is set in a generous plot, with views to open countryside to the rear, and has been subject to extensions and alterations over the passage of time. The building displays a varied built form – the principal elevation to the front displays a pitched roof with 3 first floor dormers integrated into a pitched roof, whilst the side elevation displays a gable end with a further two storey section to the rear which is recessed from the side elevation. A side pitched porch is positioned in front of a second recessed side gable, whilst a rear first floor dormer is to the rear elevation above the lean-to kitchen extension.

The surrounding area is relatively open with a linear settlement pattern broadly following the route of the main road and onto 'Mauds Heath Causeway' through the village, with a variety of detached and semi-detached dwellings of differing built forms and construction materials evident within the vicinity.

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

- Langley Burrell Conservation Area
- Countryside Character Area – Avon Vales
- Risk of groundwater flooding to surface and subsurface assets

PLANNING HISTORY

Proposal / Summary
N/02/02124/FUL – Replacement Porch – Householder Application APPROVED WITH CONDITIONS 23.10.02

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

Langley Burrell Parish Neighbourhood Development Plan 2016-2026

- Heritage Policy 1 (HP1) – Preservation of heritage assets and their settings
- Heritage Policy 2 (HP2) – Maud Heath's Causeway
- Parish Build Policy 1 (PB1) Development proposals at the urban fringe
- Village Build Policy 1 (VB1) – Scale and character of development

Langley Burrell Heritage and Character Assessment

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 16: Conserving and Enhancing the Historic Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Heritage Impact
- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Langley Burrell Parish Council: No comments were received.

Wiltshire Council Highways: 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.

Heritage

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.

Heritage Policy HP1 within the Langley Burrell Parish Neighbourhood Development plan states that all development shall be of a high quality of design, which complements and

enhances Langley Burrell's distinct historic character and identity, achieved by development which positively interfaces with the street and streetscape in which it is located. Heritage Policy HP2 states that development within or affecting the setting of the Maud Heath's Causeway must address and have appropriate regard for this locally distinct and listed feature

The NPPF outlines government policy for planning and is a material planning consideration. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 213 -15 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 202 stated: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use', whilst Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

Whilst the application site is not a listed property, it is located within the Langley Burrell Conservation Area with listed properties 32-35 The Common located directly to the east of the building, therefore consideration is required to the impact that the proposed works may have upon the significance of these heritage assets.

Setting of listed buildings

The proposal relates to the replacement of existing windows. Given the distance to the nearest listed buildings and the proposed design, there is not considered to be any harm caused to the Grade II listed 32-35 The Common, positioned to the east of the site. The works are solely contained within the residential curtilage and are not considered to impact on the character and appearance of the listed buildings, given that the replacement windows would not result in any change to spatial relationship between the application site and the listed buildings.

Given the limited nature of the proposal, it is considered that the development would not adversely affect views of the listed buildings, their contribution to the street scene, or the way in which their architectural and historic significance is viewed and appreciated, nor any harm to their significance as heritage asset.

Langley Burrell Conservation Area

The property is located within the Langley Burrell Conservation Area in a prominent position in proximity to Maud Heaths Causeway, with the principal elevation visible within the street scene. The Langley Burrell Parish Neighbourhood Development Plan seeks development which compliments the historic character and identity of the area, having appropriate regard for the locally distinctive Maud Heaths Causeway.

In this case, whilst the proposal will result in a change from timber to uPVC windows and door frames, their design and general appearance will be broadly similar. Similarly, no new window openings will be created.

By maintaining the proportions, appearance and siting on the building as the existing units, the proposed replacements continue to harmonise with the existing building and be broadly indistinguishable in comparison to the existing appearance of the dwelling, including that of the older front range, which is more prominent in the street scene. Whilst the rear of the building and garage will introduce French doors, these will be screened from view from vantage points within the street scene and within the wider area given their siting within the curtilage.

Therefore overall, it is considered that the proposed works will not result in harm to the significance of the Conservation Area as a heritage asset.

Conclusion

Overall, 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 the adjacent listed buildings and their setting, with the proposed works not considered to result in harm to these heritage assets. 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.

Design and Impact upon the upon the character and context of the area

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 host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 58 states that distinctive elements of Wiltshire's historic environment, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage Policy HP1 within the Langley Burrell Parish Neighbourhood Development plan states that all development shall be of a high quality of design, which complements and enhances Langley Burrell's distinct historic character and identity, achieved by development which positively interfaces with the street and streetscape in which it is located. Heritage Policy HP2 states that development within or affecting the setting of the Maud Heath's Causeway must address and have appropriate regard for this locally distinct and listed feature. Village Build Policy 1 aims for new development to be sympathetic to their immediate location and setting and are inserted so as to be visually harmonious, in keeping with the scale, setting and character of the village and its layout. Parish Build Policy 1 states that proposals should consider, assess and address from a rural perspective their impact in terms of degrees of harm, cumulative impacts and appropriate measures of mitigation.

Section 12 of the NPPF relates to achieving well designed places. Section 16 provides guidance relating to all heritage assets, with paragraph 210 highlighting the desirability of sustaining and enhancing the significance of heritage assets and ensuring new development positively contributes to local character and distinctiveness.

The proposed replacement window units across the front, side and rear elevations would closely align with the size, style and appearance of the existing windows units in situ, avoiding larger openings than the existing arrangements and maintaining the position of fenestration across the building. Their replacement is required due to the current condition and continued deterioration of the units as opposed to a change in the design, however their like-for-like appearance would not result in unacceptable visual impact given the broad similarities in design and style of windows. The replacement windows would retain slim glazing bars and would avoid a more 'chunky' appearance in comparison to standard UPVC units. The building is relatively recessed within its plot, however when viewed from with the context of the site and the surrounding area, the replacement units would not be overly apparent given their similarities to the existing units.

With regards to the alterations to a ground floor window to the main dwelling to French doors, in conjunction with a garage window replaced with French doors, this too is not considered to result in unacceptable visual impact. The style of French doors aligns with the style and appearance of the replacement window units and would not result in an overly glazed or incongruous appearance. The placement of the French doors on the main building and garage would be largely concealed from vantage points within the street scene due to the orientation and positioning of the buildings.

Overall, the chosen replacement window units closely replicate the appearance of traditional historic windows and, collectively with the French doors, provide sympathetic replacement fenestration which is complimentary to and harmonious with the main building and the surrounding area, preserving the streetscape within which the property is located. The proposed works preserve the architectural character and visual appearance of the main building, surrounding buildings and the local vernacular where other buildings within the vicinity have also been subject to altered and replacement fenestration. The replacement units and French doors are considered to minimise visual impact and preserve traditional detailing within this vicinity whilst also improving the thermal efficiency and general condition of the building.

Therefore, the proposed works are considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, Policies HP1, HP2, Parish Building Policy 1 and Village Build Policy 1 of the Langley Burrell Parish Neighbourhood Development Plan 2016-2026, the Wiltshire Design Guide and the relevant provisions within the NPPF.

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 buildings in close proximity to the proposed works are 30 The Common, to which the application site is demi-detached to, as well as 32 The Common to the east. 38A The Common is positioned to the SE across the main road from the application site.

The proposal does not propose new openings which overlook the neighbouring boundaries given that they replace existing fenestration, thereby not introducing increased overlooking to neighbouring boundaries. The host dwelling occupies a generous plot with no neighbouring properties to the rear boundary, therefore the French doors to the rear elevation and the garage alterations would not result in increased overlooking given that they would replace existing windows. It is also noted that the garage home office would be used incidentally to the main dwelling.

Therefore, the proposal is not considered to result in loss of light, increased overlooking or loss of privacy to the surrounding neighbours and therefore it would not result in unacceptable 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.

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 virtue of its design and use of materials, is considered to enable a sympathetic alteration that preserves the character and appearance of the main building. It is considered that the proposed works will not result in harm to the setting of the adjacent listed buildings nor the character of the Langley Burrell Conservation Area. Lastly, the proposal is not considered to result in unacceptable impact on the residential amenity of neighbouring occupiers. 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, policies HP1, HP2, PB1 and VB1 of the Langley Burrell Parish Neighbourhood Development Plan 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:

557-1-v3 – Proposed Window Details received 02.04.26

Location Plan received 23.04.26

Site Plan received 11.05.26

Existing & Proposed North Elevation (French door modification) received 11.05.26

Proposed Garage Floor Plan received 12.05.26

Proposed Floor Plan received 12.05.26

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