

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03129
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Imperial Drive, Ashton Keynes, Swindon, SN6 6GB
DEVELOPMENT DESCRIPTION:	Loft conversion with rooflights to the rear of the property
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for 3No rooflights to the rear elevation of the property to facilitate a loft conversion.

Clarification was sought from the agent within the lifecycle of the application to the nature of the roof lights due to concerns raised by an interested party as to whether the windows opened into a balcony. The agent has confirmed that the rooflights are to be sloping and fixed, double flush fitting. A link to the manufacturers website was provided illustrating the units to be installed. [VELUX Sloping and fixed | Sloped roof window extension](#)

SITE DESCRIPTION/CONTEXT

The application site forms part of a recently permitted reserved matters application 21/02520/REM, pursuant to application 16/02609/OUT for the provision of 75 Dwellings & Associated Works Including Replacement of 27 Existing Dwellings and the Conversion of Existing Listed Buildings.

The property forms part of an enclave of 11 dwellings to the east of the entrance road into the main part of the development. The property is mid-terrace, with an area of public open space to the west and open countryside to the east (rear). The property is occupied however it is understood that the adjacent property is currently unoccupied and the wider development has yet to be completed.

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

- Area susceptible to groundwater flooding
- Mineral safeguarding area
- North Meadow SAC 9400m recreational buffer

There are no relevant heritage constraints however public right of way AKEY3 (bridleway) runs to the west of the site, parallel to the road in a north-south orientation.

PLANNING HISTORY

16/02609/OUT - Outline Planning Decision - Approve with Conditions Date: 2/6/2018 – Outline Application for the Redevelopment of the Cotswold Community to Provide 75 Dwellings & Associated Works Including Replacement of 27 Existing Dwellings and the Conversion of Existing Listed Buildings.

18/09023/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 21/2/2019 – Variation of Condition 25 of 16/02609/OUT relating to the completion of the mineral extraction, related storage works and land restoration.

21/02520/REM - Approval of reserved matters Decision - Approve with Conditions Date: 15/12/2022 – Reserved matters application, pursuant to application 16/02609/OUT for the provision of 75 Dwellings & Associated Works Including Replacement of 27 Existing Dwellings and the Conversion of Existing Listed Buildings

PL/2024/05339 - Removal/variation of conditions Decision - Approve with Conditions Date: 15/1/2025 – Variation of Condition 1 of 21/02520/REM to Account for Proposed Changes to Materials, Boundary Treatments and the Use of PV

PL/2025/06096 - Removal/variation of conditions Decision - Approve with Conditions Date: 11/12/2025 – Variation of condition 1 (Approved plans) of reserved matters application 21/02520/REM

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Ashton Keynes Neighbourhood Plan 2015 to 2026:

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Ashton Keynes Parish Council: No objection

REPRESENTATIONS

1 letter of objection was received with comments summarised below.

- Insufficient information relating to space standards and nature of roof lights
- Lack of ecological information and assessments relating to bats
- Lack of site notice and insufficient neighbour notification.

In respect of publicity related to the site, the application was publicised in accordance with the Councils adopted policies which can be viewed here: [Stages of a planning application - Wiltshire Council](#)

The application is for householder development where site notices are not required. Neighbour letters are generated for properties adjacent to the redline or boundary identified on the location plan and anyone else who is obviously affected by the application.

It is noted that one of the adjacent properties is not yet occupied however this does not impact on the publicity requirements. The proposal is not considered to be of a nature that requires further notifications or a site notice to be posted.

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 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 consists of the insertion of 3No double roof lights to the rear elevation of the property. Comments have been received querying whether the development would meet space standards to create additional living space however it is noted that the loft conversion itself does not require permission, rather the external alterations to the property consisting of the rooflights. Consideration is therefore limited to matters of design and amenity.

In respect of the design of the windows the rooflights will be fitted flush to the roof slope of the rear elevation of the property. Whilst this will interrupt the current unbroken roof slope it is not considered that the proposal will be unduly prominent nor out of keeping with the wider development having regard to the solar panels found on roof slopes throughout the development.

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.

In respect of the potential for overlooking, whilst the windows are all double flush fitting, they do not open to a balcony style window, it having been confirmed that the models are Velux, sloping and fixed. Given the degree of existing overlooking from first floor windows which is inevitable in terraced / semi-detached properties, the insertion of rooflights is not considered to result in unacceptable levels of additional overlooking.

It is further noted that the insertion of roof lights would normally be permitted development on rear facing roof slopes, permission is required in this instance due to a planning condition on the reserved matters application removing permitted development rights for additions, alterations and external alterations in the interests of amenity. The removal of these permitted development does not preclude such alterations and additions, it allows for the LPA to consider individually whether permission should be granted.

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

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Representations have raised concerns regarding the absence of ecological information, particularly in relation to bats. While a bat box was installed nearby as part of the wider estate development, the proposal relates to roof lights within a recently constructed dwelling. Unlike the conversion of older rural buildings, the development does not involve structures typically associated with bat roosting, and the loft space has recently been boarded out. In these circumstances, a bat survey is not considered necessary.

The site is not subject to any statutory or non-statutory ecological designation, and given the scale and nature of the proposal, significant harm to biodiversity is unlikely.

The proposal therefore complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

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 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:

5911/01

5911/02

5911/03

5911/04

5911/50

5911/51

5911/52

Technical note

Design and Access Statement

Received 28.05.26

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