

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02735
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Lower Barn, Draycot Cerne, Chippenham, SN15 4SG
DEVELOPMENT DESCRIPTION:	Replacement windows to the past barn conversion
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for the replacement of the existing windows with new windows. The new windows will replace the remaining original timber windows with aluminium units finished in RAL 7016 (anthracite grey). No alterations to the location or size of the openings are proposed.

The submission claims that planning permission is required in this instance, since permitted development rights to make such alterations was removed under a permission granted in the early 2000s. It is unclear as to which planning permission is being referenced, but the application has nonetheless been considered at face value.

SITE DESCRIPTION/CONTEXT

The property primarily consists of a converted barn, stated in the submission as being undertaken in the early 2000s. The conversion has retained timber framed windows and it is these which are proposed to be replaced. A later extension has been added to the original part of the converted building, which includes aluminium framed windows.

The site is not within a Conservation Area, or national landscape or ecological constraints.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Sutton Benger Neighbourhood Plan (SBNP)

- Policy SB7 Design

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

Sutton Benger Parish Council: No comment received.

REPRESENTATIONS

No representations have been 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 appearance

The proposal will see no alteration to the location or size of the existing window openings. As such in terms of scale the proposal is considered to be acceptable and does not lead to an increase in the built form..

The thickness of the frames do not appear to be greatly dissimilar to that of the existing timber windows, but in any event, and as is rightly identified within the submission, aluminium framed windows are already present within the later element of the building. Accordingly, the proposed new windows are not considered to be out of character or will otherwise undermine the character of the building as a converted agricultural building.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy SB7 of the SBNP, 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.

Due to the scale and lack of alteration to the window sizes, it is considered that the proposal would be acceptable. It is not considered that the proposal will result in unacceptable amenity impacts in terms of overlooking, loss of light or privacy.

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 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 or the amenities of neighbouring occupiers.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Sutton Benger Neighbourhood 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:

Existing Elevations (483-PL-02)
Site Plan (483-PL2-07)
Proposed Elevations (483-PL-03)
Location Plan (483-PL-00)
Existing and Proposed Floor Plan (483-PL-01)
Quote windows
(Received by LPA 8th 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 detailed on the approved drawings and application form.

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