

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01570
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Horton House, Gosditch, Ashton Keynes, Swindon, SN6 6NZ
DESCRIPTION:	Two-storey rear extension, front porch and bay window, external alterations, installation of Air Source Heat Pump, erection of detached outbuilding, alterations to access, and associated works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended on 7 April 2026 for precision. Additional information was received during the application, and relevant interested parties were notified of its receipt.

The application seeks planning permission for a two-storey rear extension, front porch and bay window, external alterations, installation of Air Source Heat Pump, erection of detached outbuilding, alterations to vehicular access, and associated works.

The two-storey rear extension would feature two projecting gables, one extending beyond the west side elevation. At ground floor it also incorporates a single-storey flat-roofed part in the join to east side. The various external alterations to the dwellinghouse would include addition of a front porch and bay window, removal of ridge chimney, and installation of log burner flue. The Air Source Heat Pump (ASHP) would be installed on the west side elevation.

The detached outbuilding would be sited in front of the house, have a rectangular footprint, a gabled roof and measures approx. 4.6m wide, 2.6m deep, and 3.5m max height. The site access would be altered to reposition it, install a new timber gate, and surrounding drystone walls. Elsewhere within the site curtilage associated works would include the erection of fences.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Horton House. It has walls of reconstituted stone, a gabled tile roof, uPVC fenestration, and sits within a roughly square curtilage enclosed by a drystone wall with timber gates at access. Its setting is characterised by stone cottages set behind drystone walls interspersed with

foliage, creating a homogenous street scene. It is in the settlement boundary of Ashton Keynes. Relevant designations and constraints include the site's location within the Ashton Keynes Conservation Area, three Grade II listed buildings within 100m (Lancresse Cottage [NHLE: 1023066], Horse and Jockey Public House [1023067], and 6 and 7 Dairy Farm [1023065]), Cotswold Water Park SSSI 200m to west, within 9.4km buffer zone of the North Meadows SAC, public footpath AKEY29 adjacent to the northwest, and Flood Zone 1 where groundwater levels are either at or very near (within 0.025m of) the ground surface.

PLANNING HISTORY

N/88/03577/FUL - ERECTION - ONE DWELLING (APPROVED 13/03/1989).

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 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

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

- Policy NE14: Trees, site features and the control of new development

Ashton Keynes Neighbourhood Plan – Made 2017

- Policy INP1: Flood risk mitigation in new developments
- Policy HCP1: Local Character
- Policy ENP1: Protection of biodiversity and wildlife sites
- Policy ENP3: Enhancing the landscape character of the Parish and retaining the character of the village including the tranquillity of its setting

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
- Wiltshire Council Local Transport Plan (LTP3 and LTP4)

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:

Ashton Keynes Parish Council – No objection (14/04/2026).

Wiltshire Council's Highways Team – No comment (10/04/2026).

Wiltshire Council's Ecology Team –

Object, that the works would impact the bat roost, contrary to the report, and that insufficient information has therefore been provided (15/04/2026).

No objection, subject to conditions controlling implementation of enhancement features (29/07/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 23 March 2026. One letter of representation made by members of the public was received. The comments therein are summarised:

- That the dwellinghouse was built higher than its original permission;
- That the dwellinghouse overlooks 12 Dairy Farm; and
- That the existing trees to front of the site provide privacy screening and that they should be retained in place.

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

The Local Planning Authority notes that it has been suggested from the representations received that the height of the dwelling has not been built in accordance with historic approved plans. Matters relating to suspected unauthorised works should be reported to the Council's Enforcement Team for investigation. Notwithstanding this, the evidence available to the Local Planning Authority, including historic street view imagery showing the building at its current height in 2009, indicates that the existing height has been in place for a considerable period. There is no evidence available or provided to demonstrate otherwise. Given the evidence available to the LPA, and mindful that this is not an application to establish the lawfulness of the building height, it is accepted that the height of the building appears to have been in place historically. As such, there is no substantive reason to dispute the lawfulness of the existing building height for the purposes of determining this application.

Design and local character and appearance, with particular regard to the conservation area

Core Policies 57 and 58 of the Wiltshire Core Strategy (WCS) 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 HCP1 of the Ashton Keynes Neighbourhood Plan expects new development to be in harmony with its surroundings, in particular when in proximity of heritage assets.

Appendix D of the Wiltshire Design Guide (WDG) 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.

The application site is a modern dwellinghouse built in stone which reflects the local character. It is enclosed to the north and west by local distinctive drystone walls, providing a positive interface with the public highway in terms of its character.

The site is situated within the Ashton Keynes Conservation Area (AKCA). It is a duty under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the "PLBCA") to pay special attention to the desirability of preserving or enhance its character or appearance, which the published statements describe is partly discernible

from the combination of its protected buildings and features, its pre-1900 buildings, its significant trees and foliage, and its valuable open space, paths and water courses.

Although the proposed woodburner flue is considered an unusual feature within the Conservation Area, it is considered a subservient addition that would not detract from the dwelling or bring upon significant harm to the character of the Conservation Area.

The proposed extensions and alterations to the dwellinghouse would, on the whole, utilise scale, form, materials and details that would complement the architectural style of the existing building and the prevailing vernacular of the street scene. Furthermore, the rear extensions would read as subservient supporting additions despite its more complex arrangement of gables.

The proposed detached outbuilding is sited in front of the dwellinghouse, where Appendix D of the WDG advises that this would not normally be acceptable; however, it would not appear incongruous in context of similarly located and designed outbuildings on Gosditch. It is also of a subservient size and scale and designed to complement the local vernacular.

The alterations to the access would incorporate more emphasised timber gate within an altered stone wall. Walls of this character are considered to make a valuable contribution to the character and appearance of the AKCA, creating a locally distinctive sense of enclosure to the street scene, therefore a condition is recommended to ensure implementation of the proposed alterations to a high standard.

The fences that would be erected would be set back into the site which would ensure they do not detract from the street frontage. Similarly, the proposed ASHP would be screened from view.

Within the wider surroundings of the site are a handful of Grade II listed building, the closest of which is Lancresse Cottage [NHLE: 1023066]. There is considerable separation and intervening features between the site and the listed buildings, and the development would integrate well with the street scene. The settings of the listed buildings would therefore be preserved, to which special regard has been had in exercise of the duty under S66 of the PLBCA.

Having considered the above, it can be concluded that the proposed development would not harm the character or appearance of the dwellinghouse or the AKCA in which it is located, the latter to which special attention has been paid to its preservation. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy HCP1 of the AKNP and CP57 and CP58 of the WCS.

Residential amenity

CP57 (vii) of the WCS 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 WDG 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 closest neighbouring dwellings to the application site are The Old Post Office (7 Gosditch), Oldcots (6 Gosditch), Keynes Cottage (8-9 Gosditch), 10 Gosditch, Field House (10a Gosditch), Dairy Farm (7A Gosditch), and 12 Dairy Farm.

The development would increase the massing and bulk of the dwellinghouse, particular on its rear elevation. However, having regard to its relationship to sensitive areas of neighbouring land, the intervening features and degree of separation, it would not form an unduly overbearing or obtrusive built form. Furthermore, it would not cause an unacceptable level of overshadowing.

Additional first-floor openings would be introduced, primarily to rear (south) and side (west) elevations. There would be three west-facing windows on the western elevation, two of which existing and one in the proposed extension serving an ensuite and which would be closer to the boundary. It is proposed to obscurely glaze the windows serving bathrooms in the proposed layout, which is considered to reduce any overlooking effects.

The proposed extension would introduce a new first-floor bedroom window to the rear elevation, where any overlooking impacts would be reduced by the existing row of mature trees bordering the rear boundary.

A representation has drawn attention to overlooking caused by first-floor front elevation windows, which is partly screened by a tree to site frontage. The development would not materially worsen the existing effect, and the tree is shown as retained on the plans. In any case, it is reasonable to conclude that overlooking impacts would not be unacceptable given there is sufficient distance between the application building and the neighbouring properties to the north.

The single-storey part of the rear extension would have a flat roof. Were this to be used as an outdoor amenity space, there is potential for harmful overlooking of The Old Post Office. Accordingly, a condition is recommended to control any such use of it.

An ASHP is proposed, sited on the west side of the dwellinghouse facing Keynes Cottage. There would be considerable separation between the nearest neighbouring dwellinghouse and the ASHP, where intervening features would provide some acoustic screening.

No MCS noise calculations have been submitted with the application; however, there is good reason to conclude that an acceptable noise level is likely to be achievable. Having regard to what the MCS recommends as an acceptable maximum noise level, which is used for permitted development rights¹, a condition is recommended to ensure the noise level does not exceed 37dB at the nearest noise sensitive receptor.

Subject to recommended conditions, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land particularly in terms of its appearance, and effects on privacy, outlook, or noise. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

Ecological matters, including Biodiversity Net Gain (BNG)

The application was initially supported by a Bat Survey Report by Paxford Ecology, dated January 2025, which identified evidence of bats roosting in the building, confirming its suitability for bats. The report concludes that the development would not impact on the roost and that no further surveys or mitigation are necessary.

Wiltshire Council's Ecology Team objected on 15 April 2026. Having reviewed the submitted plans, the Ecology Team identified that the proposed removal of the existing chimney and works involving cutting into the existing roof would result in disturbance to the roof void, which was identified to be a bat roost given the observation of bat droppings. Therefore, the Ecology Team were unable to support the conclusions of the submitted report and considered the submitted survey evidence insufficient to demonstrate that protected species would not be adversely affected or that adequate mitigation could be provided.

The applicant subsequently submitted a Nocturnal Bat Survey Report, also by Paxford Ecology, dated 11 June 2026. Two surveys were undertaken which revealed two Soprano Pipistrelle Bats emerging from the west gable end and numerous other species recorded in the surrounding area.

The report confirms the bat access point will be retained but that the development may cause temporary disturbance to the existing bat roost. It advises that a licence from

¹ Part 14, Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015

Natural England (NE) will be required, and that the site is eligible for registration under NE's Bat Mitigation Class Licence (BMCL) scheme.

The report recommends precautionary and mitigation measures, including a 'toolbox talk', supervision of works, and provision of a bat box on the west gable end as detailed in the submitted plans.

Wiltshire Council's Ecology Team have been invited to comment on the nocturnal survey and confirm that sufficient information has been provided together with appropriate precautions and mitigations. Conditions have been recommended to ensure compliance and implementation of enhancement features. The LPA considers the implementation of these recommended conditions are necessary and reasonable, with the wording of which has been amended to ensure they meet the six tests of the NPPF.

It is relevant that the site is within the recreational buffer zone of the North Meadow and Clattinger Farm Special Area of Conservation (SAC), where Wiltshire Council has published an 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 development does not create an additional residential unit.

It is also relevant to note that the development is 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.

For the above reasons, the development would make adequate provision for the protection of features important to nature conservation and provides appropriate mitigation where impacts cannot be avoided. It would not, therefore, conflict with Policy ENP1 of the AKNP or CP50 of the WCS.

Highway matters

The development would alter the position of the site's vehicular access and reduce the amount of space available in the curtilage for vehicular manoeuvres. The proposed development would result in the bedroom quantum of four, which would require a minimum provision of three car parking spaces in accordance with the Wiltshire Car Parking Strategy.

Gosditch is an unclassified section of highway subject to 30mph, with no on-street parking restrictions in place. Although this section of the public highway is relatively narrow, there is sufficient space along the site frontage within the adopted highway presently used for on-street parking. Whilst no plans have been submitted to demonstrate the provision of off-street parking within the site, it is considered that the

existing off-street parking arrangements are sufficient to meet the parking demands associated with the proposed development.

Wiltshire Council's Highways Team offered no comment on the application. In any case, it is reasonable to conclude that the LPA and LHA are satisfied that the development would ensure safe means of access to the site and the potential shortfall in off-street parking provision would not compromise the safety of highway users.

The development would not cause unacceptable harm to highway safety. It would not, therefore, conflict with CP57 (xiv), CP61 or CP62 of the WCS.

Drainage and flood risk

The surrounding area is identified in Wiltshire Council's SFRA as being at increased risk of flooding due to groundwater levels. It is otherwise identified to be within Flood Zone 1 and at low risk of surface water flooding. The applicant has, however, provided a site-specific flood risk assessment (FRA) which identifies the main sources of flood risk and proposed mitigation measures.

The PPG² advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues. Furthermore, the proposed development would nonetheless be required to incorporate appropriate mitigation measures separately under Building Regulations.

For these reasons, the development would not conflict with Policy INP1 of the AKNP and CP67 of the WCS which together seek, among other things, to ensure all development reduces the risk and effects of flooding by incorporating mitigation measures.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. 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:

² PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

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:

Proposed Floor Plans. 24_092_0055A. Received 9 March 2026.

Location Plan and Block Plan. 24_092_0001C. Received 17 March 2026.

Proposed Elevations. 24_092_0060C. Received 11 June 2026.

Nocturnal Bat Survey Report. By Paxford Ecology, dated 11 June 2026. Received 11 June 2026.

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

3. The development shall not be carried out other than in accordance with the mitigation measures detailed in section 4 (Conclusions and Recommendations) of the Nocturnal Bat Survey Report by Paxford Ecology, dated 11 June 2026.

REASON: To ensure the development proceeds in an acceptable manner by making provision for mitigations required in the interest of protecting local biodiversity and features of nature conservation.

4. The materials to be used in the construction of the external surfaces of the extensions and alterations to the dwellinghouse and detached outbuilding hereby permitted shall match in material, colour and texture those used in the existing dwellinghouse unless otherwise stated on the approved plans.

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

5. Within six months of the first use of the new vehicular access hereby permitted, the existing vehicular access shall be permanently stopped up with the stone boundary wall to be completed in accordance with the approved plans. The walling shall be constructed from stone of a type, laid in a coursing and mortar bedding, to match in every respect the existing wall to which it forms an extension.

REASON: In the interest of visual amenity and the preservation of the character and appearance of the conservation area.

6. Prior to the first occupation of the extension hereby permitted, a bat box shall be added to the west gable end in accordance with the approved plans and shall be maintained for the life of the development.

REASON: In the interest of providing mitigation and enhancement for biodiversity.

7. The Air Source Heat Pump (ASHP) hereby permitted shall have a noise level not exceeding 37dB at the nearest noise-sensitive receptor and it shall be removed within 3 months of its last use for heating or cooling purposes.

REASON: In the interest of the amenities of the area and the living conditions of neighbouring properties.

8. The flat roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

Informatives to Applicant:

1. The roof space of (details of property) is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.