

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03864
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Waters Edge, Derryfields, Ashton Keynes, Swindon, SN6 6PA
DESCRIPTION:	Remodelling of existing dwelling to incorporate two-storey and single-storey side extensions, dormer windows, external alterations and associated works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the remodelling of the existing dwellinghouse incorporating a two-storey and single-storey side extension, dormer windows, external alterations and associated works.

The two-storey side extension would have rubblestone and render walls, a gabled reconstituted stone slate roof topped with solar panels, casements windows under stone lintels; it would measure approx. 5.45m wide, 15.9m deep, 4.85m eaves and 7.75m ridge.

The single-storey side extension forms the rear of the two-storey part and would have rubblestone and render walls, French doors and casement fenestration, gabled reconstituted stone slate roof topped with rooflights, timber-framed overhang; it would measure approx. 5.8m wide, 7.8m deep, 2.7m eaves, 5.5m ridge.

Dormers would be added, one front two back, all of which gabled with stone slate roofs and rendered cheeks with casement windows. External alterations include reconfiguration of fenestration pattern and styles, cladding in stone or rendering existing Bradstone walls, and replacing existing roof covering in reconstituted stone slates.

SITE DESCRIPTION

The application site is a detached single storey dwellinghouse known as Waters Edge. It has walls of brick, a gabled tile roof, uPVC fenestration, and surrounding gardens. Its setting is characterised by the abundant foliage, low density and prevailing vernacular of the rural, edge-of-settlement street scene. It is in the settlement boundary of Ashton Keynes. Relevant designations and constraints include Ashton Keynes Conservation Area, a public footpath (AKEY14), Flood Zone 1 where groundwater levels are either at or very near (within 0.025m of) the ground surface, and a watercourse 20m buffer, access via A-Classified highway, and Cotswold Water Park Site of Special Scientific Interest (SSSI).

PLANNING HISTORY

The application benefitted from pre-application advice under references ENQ/2025/01756 and ENQ/2026/00510, both during which concerns were raised in respect of the lack of subservience of the extensions. In responding to the latter enquiry, the LPA recognised that a carefully-designed remodelling to incorporate a insubordinate extension, as part of a cohesive whole, in a locally distinctive style and material palette, could soften the integration.

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)
- 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 INP2: Road and Pedestrian Safety
- Policy ENP1: Protection of biodiversity and wildlife sites
- Policy HCP1: Local Character

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

Ashton Keynes Conservation Area Statement 1998

Ashton Keynes Conservation Area Statement 2015

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 (29/07/2026).

Wiltshire Council's Highways Team – No objection (15/07/2026).

Wiltshire Council's Drainage Team – No comment (07/07/2026).

Wiltshire Council's Ecology Team – no responses received by close of consultation period or at time of the case officer's recommendation.

Wiltshire Council's Public Rights of Way Team – no responses received by close of consultation period or at time of the case officer's recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 8 July 2026. No letters of representation were made by members of the public.

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.

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

CP57 and CP58 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, particularly when it would affect heritage assets.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality. HE4 to 10 sets out a framework for assessing and securing the conservation of heritage assets.

Waters Edge is one of two mid-20th century bungalows set facing onto the B4696, and partly screened by foliage, their gabled roof forms and reconstituted stone elevations blend into the local vernacular.

It is located in Character Area 3 (Derryfields) and Identity Area 8 (The Derry, Derryfields) of the Ashton Keynes Conservation Area (AKCA), as described in the 1998 and 2015 statements

respectively. The area is characterised by being more sparsely developed than the rest of the village, with plots incorporating large gardens and paddocks. The 1998 statement describes the area's bungalows as "incongruously low" and obscuring the pre-1900 buildings behind.

It is a duty under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of AKCA. The published statements set out that this can be partly discerned from its protected buildings and features, its pre-1900 buildings, its significant trees and foliage, and its valuable open space, paths and water.

The development would extend and alter the dwellinghouse, remodelling its appearance and increasing its accommodation and facilities by incorporating a two-storey and single-storey side extension, more than doubling the size of the existing dwellinghouse.

Appendix D of the Wiltshire Design Guide (WDG) expects that "*proposed extensions and alterations should not dominate the existing building: in other words they should be subservient and appear as additions in a 'supporting' role*". Similarly, page 57 of the Ashton Keynes Conservation Area Statement (1998) sets an expectation for side extensions to be *subsidiary* to the original house.

The addition of a two-storey extension to a bungalow would not be a subservient, supporting addition. This creates a visually imbalanced architectural composition, but the existing bungalow is not characterised by symmetry and nor does its scale contribute to the character or appearance of the AKCA.

The extensions form part of an extensive remodel of the dwellinghouse, also updating its external appearance with locally distinctive stone wall and roof materials and traditional fenestration details. Render would contrast with the stone, and is less characteristic of the local vernacular, but the stonework would remain the primary material. Conditions can be used to secure details/samples of materials to ensure a complementary final finish is delivered.

Remodelling would result in an external appearance that responds more distinctly to the vernacular of AKCA than the existing bungalow. Although it would become larger and more prominent within the street scene, it would remain comfortably contained within its generous plot and maintain the spacious, verdant character of its surroundings.

The design departs from the expectations of Appendix D of the WDG and conservation area statement in terms of the dominant scale of the extension, creating some tension with CP57. However, the effect of the remodelling, and particularly the use of natural stone to front elevation, would seamlessly integrate the existing building with the extensions. This would ensure the resulting dwellinghouse appears a cohesive composition and a single phase, rather than a piecemeal of insubordinate additions.

DP3(3) of the NPPF advises developments should be refused if, without clear justification, they conflict with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). It also advises substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Having regard to this material consideration, although the development would conflict with an explicit adopted design standard, creating tension with CP57, this is not without clear justification for the reasons given. The design can be considered acceptable in this context.

The roof of the extension would incorporate south-facing solar panels, which would appear prominently due to the additional scale of this part of the dwellinghouse. A condition is recommended to ensure they are frameless/black framed, thereby ensuring a recessive appearance against the roof covering, and that they are removed when no longer required for energy generation upon which the benefits on which justify them would fall away.

As the materials and details are integral to the acceptability of the design, conditions are recommended to control delivery of the design to a high standard. Subject to conditions, the development would not harm the visual amenity of the area and therefore preserves the character and appearance of the AKCA, to which special attention has been paid.

For these reasons, the development would not conflict with HCP1 of the AKNP or CP57 (i and iv) CP58 of the WCS in relation to conserving the historic environment and, although there remains some tension with the overall design requirements of CP57 as informed by Appendix D of the WDG, DP3 and 4 of the NPPF indicate that non-compliance with adopted design guidance would not provide sufficient grounds for refusal.

Residential amenity

Core Policy 57 (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.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places, including liveability by ensuring their function well over the lifetime of the development. P3 advises that developments should be appropriate for their location taking into account likely effects on living conditions from air, noise and light pollution, among other things.

The closest neighbouring dwellings to the application site are Charlrosa and 22 Derryfields. To south it borders what is understood to be a paddock associated with Derryfield Cottage.

The development would considerably increase the massing and bulk of the dwellinghouse to its southern end. However, it would maintain a gap from the boundaries of the curtilage and would be primarily observed from the paddock to the south. It would not appear unduly overbearing or obtrusive, nor cause a harmful loss of outlook or overshadowing for neighbours.

Additional openings would be introduced at first floor. The proposed rear-facing dormers would direct views towards No.22, however, the distance wall-to-wall would be in excess of 20m and sufficient to ensure no detrimental loss of privacy. First-floor windows in the two-storey extension would facilitate some views into the paddock associated with Derryfield Cottage, but this would not have an unacceptable harm impact on the privacy of the dwellinghouse.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF, in so far as they are relevant to living conditions, and would not therefore lead to different conclusion.

Highway matters

The development would increase the bedroom quantum on site and remove the existing garage. However, the plans demonstrate the site can accommodate sufficient off-street parking and turning space.

Wiltshire Council's Highways Team raise no objection, and the development would not have severe or unacceptable harmful effects on highway safety, according with the aims of Policy INP2 of the AKNP and CP57 (xiv), CP61, CP62 and CP64 of the WCS.

The development plan remains broadly aligned with the national guidance at TR3, 4 and 6 of the NPPF, in so far as they relate to highway safety; and would not therefore lead to different conclusion.

Drainage and flood risk

The application site is in Flood Zone 1 but in an area where groundwater levels are near the surface and partially within the buffer zone of an ordinary watercourse. The application is supported by a site-specific Flood Risk Assessment (FRA).

The PPG¹ advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues, while building regulations would ensure the measures set out in the FRA are secured.

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 makes appropriate provision to reduce the risk and effects of flooding. It would also not conflict with F4 of the NPPF, with which the development plan remains broadly aligned in relation to assessing flood risk.

¹ PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

Ecological matters, including Biodiversity Net Gain (BNG)

The application site is nearby to sites designated for their importance to nature conservation. It also contains habitat suitable for roosting, commuting and foraging species, and the buildings on site are of an age, and have features, potentially providing suitability for roosting bats.

The application is supported by a Preliminary Roost Assessment (PRA) by ACD Environmental Ltd. Due to identified Potential Roosting Features (PRFs), the dwellinghouse provided moderate roosting suitability whereas the garage provided low suitability. Two emergence surveys were completed for the dwellinghouse and one for the garage.

Although droppings were identified in the roof void of the dwellinghouse during inspection, DNA analysis confirmed these were pygmy shrew droppings. No bats were recorded emerging from the buildings during the surveys, although a number of species were recorded commuting and foraging within the garden.

The report was prepared by suitably qualified professionals and concludes that roosting bats are absent from the application site. It recommends that works may proceed with care and an ecologist informed in the unlikely event bats are encountered during the works.

Wiltshire Council's Ecology Team (WCET) were invited to comment on the application, but no comments were received.

DM3(1)(d) of the NPPF advises that decisions should not be delayed to secure advice from internal consultees beyond statutory deadlines unless there is insufficient information to make the decision, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal. There is no reason to doubt the accuracy of the submitted information nor to conclude there are public safety risks should advice not be sought.

It is relevant that the site lies within the recreational buffer of the North Meadow and Clattinger Farm 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 proposal does not create an additional residential unit.

It is also relevant 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.

Based on the information submitted, the Local Planning Authority can be reasonably certain protected species would not be adversely impacted by the development. Furthermore, the development would not materially diminish the ecological value of the site.

The development would not conflict with Policy ENP1 of the AKNP or CP50 of the WCS. It would also not conflict with N2 and N6 of the NPPF, with which the development plan remains broadly aligned in relation to conserving features of importance to nature conservation.

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 18 June 2026.

Proposed Site & Ground Floor Plan. 2411 11 Rev B. Received 18 June 2026.

Proposed First Floor Plan. 2411 12 Rev B. Received 18 June 2026.

Rooflight Detail Drawing. CR_CRCS_FK_D. Received 18 June 2026.

Proposed Typical Window Details. 2510 28. Received 1 July 2026.

Proposed Roof Plan. 2411 15. Received 2 July 2026.

Proposed Elevations 2411 13 Rev C. Received 5 August 2026.

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

3. No works for the construction of the external surfaces of the development hereby permitted shall commence on site until a sample panel of the stonework and of the render of not less than 0.5 metres square each has been constructed on site, inspected and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample panels, which shall be retained on site for the duration of the construction phase and made available to the Local Planning Authority upon request.

REASON: To ensure the delivery of a high standard of design by ensuring external wall finishes complement the local distinctiveness of their surroundings and achieve a cohesive architectural finish, in the interest of visual amenity and the character and appearance of the conservation area.

4. The solar (photovoltaic) panels hereby permitted shall be frameless or have frames in black colour only and shall be so maintained thereafter. All panels shall be removed within 3 months of their last use for the generation of energy, and the underlying roof surface covered in materials to match the existing roof.

REASON: In the interest of visual amenity and preserving the setting of the listed building and the character and appearance of the conservation area.

Informatives to Applicant:

1. 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.