

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03828
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Manor Farm Cottages, Winterbourne Monkton, Swindon, SN4 9NW
DESCRIPTION:	Change pitch and ridge height of existing converted garage
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

It is stated on the application form, and was observed during the site inspection, that development has commenced. An amended plan was received 26 August 2026, to correct the position of rooflights in the development and to confirm no first floor level within it; such minor changes and clarifications meant it was not necessary to renotify interested parties.

The application seeks planning permission for alterations to the roof of an existing converted garage, altering the pitch and ridge height of its roof. It would be constructed from materials to match the dwellinghouse and it would have two rooflights to rear roof slope.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 1 Manor Farm Cottages. It has walls of brick and timber cladding, a gabled tile roof, uPVC fenestration, front driveway and rear garden. Its setting is characterised by the immediate residential cul-de-sac, the nearby tradition cluster of buildings around a church, and its rural surroundings. It is located on the peripheries of the small village of Winterbourne Monkton. Relevant designations and constraints include the North Wessex Downs National Landscape (formerly and legally an Area of Outstanding Natural Beauty), a Grade II listed building within 50m, and non-designated heritage features recorded on the Swindon and Wilts HER (MWI9074).

PLANNING HISTORY

PL/2025/01261 - Demolition of existing single-storey utility room to be replaced with a two-storey side extension; ground floor rear extension; and modification of existing garage to include a cloakroom and WC (APPROVED WITH CONDITION 15/04/2025).

20/10553/FUL - Extension above the existing attached garage and conversion of the garage, insertion of new window in the existing south facing elevation at first-floor level (APPROVED WITH CONDITION 16/02/2021).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 64: Demand Management (CP64)

Saved policies of the Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

North Wessex Downs Management Plan 2025-2030

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

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:

Berwick Bassett and Winterbourne Monkton Parish Council – No responses received by close of consultation period or at the time of the case officer's recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 07 July 2026. One letter of representation was made by a member of the public. The comments therein are summarised:

- That the dwellinghouse has been enlarged by over two thirds of its original size and that this proposal represents and overdevelopment of the site;
- That the builder has tried forming an unlawful window overlooking neighbouring properties on the south side;
- That the roof structure of the development has already be erected and includes provision for windows suggesting additional rooms;
- That an access to the highway has been formed to the rear of the site; and
- A request that the planning officer complete a site visit.

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 representations received in respect of the application included a request that the case officer visit the site. For avoidance of doubt, the case officer completed their inspection of the site on 28 July 2026, which has informed this assessment.

Design and local character and appearance

Core Policy 51, 57 and 58 of the Wiltshire Core Strategy (WCS) together seek to ensure all new development, including extensions and alterations to existing buildings, deliver a high standard of design by, among other things, ensuring a positive response to the features of the site itself, its landscape or townscape setting, and the value of the historic environment.

Appendix D of the Wiltshire Design Guide (WDG) supports CP57 by setting expectations for achieving well-designed householder developments. It advises, among other things, that developments should be carefully considered to respect the original building, neighbouring properties, and fit into the general street scene, and that they should not dominate the existing building rather appear as a subservient, supporting additions.

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.

N2 and 4 of the NPPF seek to ensure development contributes positively to the quality of the natural environment, including landscape character and the statutory purposes and special qualities of protected landscapes.

HE4 to 10 sets out a framework for assessing and securing the conservation of heritage assets.

1 Manor Farm Cottages forms part of a small cul-de-sac of three post-war dwellinghouses. Originally designed as a homogenous group, No.1 and 3 have been considerably altered. Indeed, attention has been drawn to it having been “enlarged by over two thirds of its original size”.

The development would markedly increase the height of the roof of the garage, adding some mass and bulk to the northern end of the dwellinghouse and changing its present asymmetrical slopes into a gable similar to those found in the existing dwellinghouse.

It is appreciated that the dwellinghouse has already been extensively enlarged. However, the development is a modest addition that maintain the garage’s deferential scale, ensuring it reads as a proportionate, subservient supporting addition rather than an overdevelopment of the plot. Furthermore, its materials and details would ensure a complementary integration with the existing building.

Within 50m of the site is the Grade II listed building known as Church of St Mary Magdalen [NHLE: 1033812]. Its significance and special interest primarily derive from its architectural and historic interest as a late 19th century parish church by architect William Butterfield, incorporating earlier fabric.

Although there is inter- and co-visibility between the site and church, for the reasons above, the development would integrate well into its surroundings and would not adversely affect the ability to experience or appreciate the significance of the church.

The setting of the listed building would be preserved, to which special regard has been had in exercise of the duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development would not conflict with CP57 (i and iv) or CP58 in respect of their aims to conserve the historic environment.

Although the site is also in the North Wessex Downs National Landscape (NL), the development’s effects are localised and appropriate to the immediate surroundings. As such, the special qualities of the NL would not be harmed and there would be no conflict with CP51 or the duty to seek to further the purpose of conserving and

enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

The development would not harm the character or appearance of the dwellinghouse or local area, including the NL and the significance of the listed building. Subject to conditions to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of CP51, CP57 and CP58 of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4, HE4, 5 and 6, and N2 and 4 of the NPPF, in so far as they are relevant to achieving well-designed places, assessing design quality, and conserving the natural and historic environment, and would not therefore lead to different conclusion.

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 2 and 3 Manor Farm Cottages, Wesfield House and Church Cottages.

The development would increase the massing and bulk of the dwellinghouse at its north end, in proximity of the boundary with No.2. However, a gap would remain and a modest increase would not appear unduly overbearing or obtrusive in this location, nor cause a harmful loss of outlook or light.

It is suggested in representations that the presence of rooflights in the development indicate an additional first-floor room could be created. However, revised plans confirm only a vaulted ceiling, with rooflights providing light to a ground-floor space. Accordingly, the rooflights could not be used to overlook neighbours.

The development would not harm the standard of amenity enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable future, particularly in terms of privacy, outlook, and overshadowing, subject to such necessary conditions as would meet the relevant tests. 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 design and living conditions, which would not therefore lead to different conclusion.

Biodiversity Net Gain (BNG)

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.

Other matters

Attention has been drawn to alleged unlawful development at the site. Neither matter forms part of the proposed development, although it was observed and understood the window has been removed.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest. 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 subject to relevant conditions.

As development has already commenced, it is only necessary to impose a condition to define the terms of the permission with reference to approved plans.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form. Received 17 June 2026.

Proposed Elevations and Plans. 1659-02-B. Received 26 August 2026.

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