

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03049
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	4 Birch Glade, Park Place, Ashton Keynes, Swindon, SN6 6PX
DEVELOPMENT DESCRIPTION:	Replacement of existing windows, doors and garage doors as well as enlargement of the existing window opening to form aluminium French doors with glazed side panels
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of existing windows with cream flush-fit uPVC windows, including alterations to window opening configurations and the removal of decorative glazing bars. The development also includes the replacement of the existing front door, side stable door and garage doors; the replacement of the existing rear lounge French doors with a three-panel aluminium sliding door within the existing opening; and the enlargement of the existing dining room rear window opening to create aluminium French doors with glazed side panels.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached two-storey dwelling located within a small residential development at Ashton Keynes. The property was constructed circa 1990 and is finished in reconstructed stone with a pitched concrete tiled roof. The dwelling is served by a private driveway and includes an attached garage. The site is set within a generous residential plot with private garden areas to the rear.

Its setting is characterised by a group of late twentieth-century detached dwellings arranged around a private access drive. The surrounding area is predominantly residential in character, comprising properties of similar materials. The application property is set back from the public highway and is not readily visible from the wider public realm.

The site lies within the settlement of Ashton Keynes.

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

- Ashton Keynes Conservation Area

PLANNING HISTORY

Proposal / Summary

N/92/01470/FUL Erection of 4 No Detached houses and garages- Approved with conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Ashton Keynes Neighbourhood Plan Made May 2017

- Policy HCP1 Local Character

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Ashton Keynes Parish Council: No objection

REPRESENTATIONS

No comments were 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 Impact 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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In

assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The proposal comprises alterations to an existing dwelling through the replacement of windows, doors and garage doors, together with limited modifications to openings on the rear elevation. The proposed replacement windows would be cream flush-fit uPVC units replacing the existing mix of timber and uPVC windows. Whilst the decorative glazing bars would be removed, the overall arrangement, proportions and appearance of the fenestration would largely be retained. The proposed cream finish would remain sympathetic to the existing dwelling and would not appear visually incongruous within the street scene.

The replacement of the existing front door, side stable door and garage doors would not alter the size or position of the existing openings and would result in only minor visual changes to the dwelling. The proposed alterations are considered to be appropriate in scale and appearance and would respond positively to the character of the host dwelling.

To the rear elevation, the replacement of the existing French doors with a three-panel aluminium sliding door would be undertaken within the existing opening and would therefore not materially alter the scale or form of the dwelling. The enlargement of the existing dining room window opening to accommodate French doors with glazed side panels would represent a modest alteration to the rear elevation. Given its location at ground floor level on the rear of the property, the alteration would have limited visibility from the public realm and would appear proportionate to the scale of the dwelling.

Overall, the proposed works are domestic in nature and would not result in a form of development that would appear out of keeping with either the host dwelling or the surrounding residential area. The proposal is considered to respect the character of the site and maintain the visual quality of the locality.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy HCP1 of the Ashton Keynes Neighbourhood Plan, Appendix D of the Wiltshire Design Guide and the NPPF.

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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.

Loss of Light / Overshadowing

The proposal does not include any extensions or the introduction of built form beyond the existing footprint of the dwelling. The works are limited to the replacement of windows and doors and the alteration of an existing rear window opening to form French doors with glazed side panels. As such, the proposal would not result in any material reduction in daylight or sunlight to neighbouring properties, nor would it give rise to additional overshadowing.

Loss of Privacy

The proposal would not introduce any new first-floor windows, balconies, terraces or other features that could result in additional overlooking. Whilst the enlargement of the existing rear dining room window opening would increase the extent of glazing at ground-floor level, it would serve existing habitable accommodation and maintain views over the applicant's private rear garden similar to the current arrangement. Consequently, the proposal would not result in any material increase in overlooking or loss of privacy to neighbouring occupiers.

Overbearing Impact

As the proposal does not involve extensions or alterations that increase the scale, height or massing of the dwelling, it would not appear overbearing when viewed from neighbouring properties. The development would not adversely affect the outlook enjoyed by adjoining occupiers.

Having carefully considered the nature and scale of the proposed works, it is concluded that the development would not result in any unacceptable impact on the living conditions of neighbouring residents by reason of loss of light, overshadowing, loss of privacy or overbearing effects.

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

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The application site is located within the Ashton Keynes Conservation Area. The dwelling is a late twentieth-century detached property and is not a listed building.

The proposed works would not materially alter the overall form, scale or architectural character of the dwelling. Whilst the replacement windows would remove the existing decorative glazing bars, the proposed cream flush-fit uPVC windows would broadly reflect the existing proportions and appearance of the fenestration. Furthermore, the principal elevations would retain the existing pattern and arrangement of openings. The replacement doors and garage doors would also be accommodated within existing openings and would represent only minor changes to the external appearance of the property.

The enlargement of the rear dining room window opening would be confined to the rear elevation and would have limited visibility from public viewpoints within the conservation area. Given the modest scale of the alteration, its location to the rear of the dwelling, and the continued use of materials and detailing appropriate to the host property, the proposal would not detract from the character or appearance of the conservation area.

Having regard to the scale and nature of the proposed works, it is considered that the development would preserve the character and appearance of the Ashton Keynes Conservation Area. The proposal would not result in harm to the significance of any designated heritage asset.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as 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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

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.

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

Location Plan; Received 12 May 2026
Site Plan; DGW No. 4BG-001; Received 29 June 2026
Existing Floor Plan; DWG No. 4BG-002; Received 29 June 2026
Proposed Floor Plan; DWG No. 4BG-003; Received 29 June 2026
Existing Elevation; DWG No. 4BG-004; Received 26 June 2026
Proposed Elevation; DWG No. 4BG-005; Received 26 June 2026
Design and Access Statement; Received
Application Form; Received 12 May 2026

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

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 used in the existing building unless otherwise stated on the approved plans.

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