

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/07334
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	BINCKNOLL COTTAGE, CHADDINGTON LANE, ROYAL WOOTTON BASSETT, SWINDON, SN4 8QT
DEVELOPMENT DESCRIPTION:	The erection of a two-storey rear extension and single storey side and rear extension on the ground floor along with alterations to the existing ground floor roof. Alteration works to replace all windows, rainwater goods and apply render to the new and existing walls. Installation of ground installed PV array.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a two-storey rear extension and single storey side and rear extensions and alterations to the existing ground floor roof. Alteration works to replace all windows, rainwater goods and apply render to the new and existing walls. Installation of ground installed PV array.

During the course of the application, revised plans were received removing the boundary wall from the proposal and reducing the size of the extension.

Following review of the initial plans which included the construction of a boundary wall it was considered that the proposed scale and design was not appropriate and amended plans were provided reflecting officer advice. Works began on the boundary wall without the benefit of planning permission and this is now largely constructed. The wall however is not in the location shown on the revised plans nor is it of the design shown. This element has now been removed from the application scheme and is now being considered under separate planning application PL/2026/04820

Additional information has also been provided in respect of the archaeological potential of the site.

SITE DESCRIPTION/CONTEXT

Bincknoll Cottage is an 18th-century, three-storey building that has been adapted over time into a four-bedroom home. Located on the border of the North Wessex Downs National Landscape the property sits within a generous plot of land that includes extensive green space and several ponds to the south.

Externally, the cottage reflects the local vernacular, constructed from a palette of traditional materials including local stone, red brick, and areas of render. These differing elements reveal the various enlargements and alterations that the building has undergone over time. The cottage occupies a relatively flat plot with direct access from the main road. To the rear, a large private garden extends into open countryside.

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

- North Wessex Downs National Landscape
- Historic Buildings and monuments – Lost Chapel of Bincknoll
- Flood Zone 1
- 1 % (1 in 100) chance of surface water flooding to southern boundary of site
- Grade II listed Bincknoll Farm approximately 70m to the east
- PRoWs BTOW25 and BTOW20 lie approximately 10m to the north of the northern boundary of the site.

PLANNING HISTORY

Proposal / Summary
N/12/01032/FUL - Full planning permission Decision - Approve with Conditions Date: 16/7/2012 – Front and Rear Dormer Windows
18/00859/PREAPP - Pre-Application enquiry Decision - Pre-App Response Date: 11/6/2018 – Alteration of Roof Line for Dormer Window and Change of Use of Room to Bathroom
N/86/00387/F - Full planning permission Decision - Approve Date: 28/4/1986 – Extension to dwelling and detached garage

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Parish/Town Council: No objection

Highways No objection to extensions, objection to boundary wall as relocated

Ecology: No objection in respect of the potential for bats and nesting birds. Further information requested in respect of potential for Great Crested Newts

Archaeology: Following submission of WSI and Site Investigation details no objection raised subject to condition.

Tree Officer – No objection

Drainage Officer – No in principle objection, request SuDS details

Full comments from all consultees are available on file.

REPRESENTATIONS

2 representations were received raising the following points;

- Render would be out of keeping and would lose character of building
- Potential loss of internal features
- Loss of a date stone
- Boundary wall built without consent
- Impact of wall on highway / development on highway land

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 application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

The revised plans show a two storey twin gable rear extension, single storey side extension and a linked gym room to the north. In respect of the scale of the development the proposal is not considered disproportionate having regard to the existing building and size of the whole site.

Concern was raised from a local resident regarding the choice of materials to the property, primarily the choice to render the existing building to match the extensions. The front elevation of the property is of a mix of render (to the side wings) with red brick and rubble to the main dwelling. The property has clearly been adapted and added to in an ad-hoc manner with the front elevation demonstrating rebuilding and a variety of stone types. The loss of the stone and brick through rendering is not considered fatal to the acceptability of the proposal given its condition, however it is considered necessary that the render be rough cast and not of a brilliant white in colour, so as to not appear unduly prominent. The introduction of a porch to the rendered building will not appear out of keeping with the new rendered property, and the choice of slate tiles to the rear is considered acceptable in this context. A condition is suggested to secure the appropriate render finish.



Recent image of front of property taken from sales brochure showing condition of stonework

In respect of the loss of internal features, the property is not listed therefore the LPA has no control over the interior of the property. The potential loss of a date stone on the property is also not considered unacceptable having regard to the extent of modifications to the original building.

The proposed linked gym building has been reduced in scale and now reads as a clear ancillary building, of an appropriate size to the dwelling and plot.

A solar array is shown to the north of the dwelling behind the new gym extension. Plans show typical ground mounted units which are considered visually acceptable within the confines of the site.

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

The proposed development is situated sufficient distance from neighbouring properties for the development not to result in overshadowing, have an overbearing impact or compromise the privacy of local residents.

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.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

Initial comments from the Highways Officer received 10.10.25 raised no concerns to the proposal, satisfied with the parking provision and access from the highway. Objection was raised to the relocation of the boundary wall closer to the highway however this element of the application has been removed from the proposal.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision can be provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Heritage / Archaeological 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 grade II listed Bincknoll Farm lies approximately 70m to the east of the application site and the intervening trees and established boundary treatments are considered sufficient for the development to not impact on the setting of the listed building.

In 2014 a collaborative community excavation was undertaken by Broad Town Archaeology and the Wiltshire Archaeology Field Group. This work, which occurred immediately in front of the existing house, identified the remains of a substantial medieval building believed to be the lost chapel of the medieval settlement of Bincknoll.

MWI74417 - The remains of two buildings located in the grounds of Bincknoll Cottage, 0.5km to the north of Bincknoll Castle earthwork.

CHAPEL, Medieval (1066 to 1539)

Description: A first smaller late C11-early C12 rectangular structure, built of large boulders, appears to have been incorporated into the later chalk building. This earlier

building is likely to be the private chapel of Gilbert de Breteuil, owner of Bincknoll Manor. The new structure was plastered and painted, had at least one window with glass, a number of finely dressed stone components, and a stone tiled roof. It is also likely to have had at least a partly tiled floor. By the mid-C16, the chapel was in decline, and was cleared sometime after 1609.



Map showing area of excavation.



Excavation to the immediate front of the house.

The Councils Archaeologist commented on the original submission raising concerns to the proximity of the proposed parking area and boundary wall to the remains and also requiring an assessment of the wider proposal.

The proposed parking area and boundary wall have been removed from the scheme and the scale of the extensions to the dwelling and size of the proposed pool house have been reduced. In its most recent iteration the scheme also removed the boundary wall from the proposal which is now being considered under a separate planning application.

The Councils Archaeologist recommended a pre-commencement condition requiring the submission of a written scheme of investigation be submitted. The applicant has chosen to submit this in advance of a decision being made. The Councils Archaeologist, after requesting some amendments, is now satisfied with the document and subject to development being undertaken in accordance with the document has withdrawn their objection to the scheme.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and,

where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

A Preliminary Roost Assessment (PRA) was submitted and concluded that impacts on nesting birds are considered unlikely and the site was assessed as having limited suitability for bats and negligible potential as a roost site

The consultation response from the Councils Ecologist highlighted that there is a pond within the redline site and that no assessment has been made of it to determine the likelihood of Great Crested Newts being present. The majority of extensions are to the rear and north side of the dwelling with the pond be over 20m away to the south. Taking into account the existing intervening building (a substantial detached garage) onsite between the location of the extensions and the pond, the existing curtilage location of the development and the extent of impact to potential habitat being limited, it is considered that an informative advising the applicant of their responsibilities under the wildlife act is sufficient to ensure protection of the GCN. The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

The site is located within the North Wessex Downs National Landscape and whilst the plot itself is relatively flat, to the site there is an escarpment upon however due to a copse, the site is largely screened from wider viewpoints. The development itself is well contained within the site and has been reduced in scale so as to minimise impact on the scenic beauty of the National Landscape. Suitable material finish will be secured via condition.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

Impact on Trees

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees, woodland and hedgerows. Policy N2 of the National Planning Policy Framework seeks to conserve and enhance the natural environment and requires development proposals to take account of the contribution made by trees and other natural features to the character and quality of an area.

The application site contains numerous mature trees however is not within a conservation area nor does any part of the site and its trees protected by a TPO.

5 fruit trees are to be removed to allow for the proposed works and the Council's Tree Officer has raised no objection to their loss. Taking into account the extent of remaining mature vegetation onsite and the landscaping of the wider site, it is not considered that the proposal removal of the 5 fruit trees would result in harm to the landscape. The proposal is therefore considered to accord with Core Policy 51 of the Wiltshire Core Strategy and Policy N2 of the National Planning Policy Framework in this respect.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

The site lies within Flood Zone 1 however the very far south of the site is within an area susceptible to ground water flooding. Drainage Officers have requested details of the SuDS to be provided however it is noted that the proposal lies in excess of 20m from the area identified as being susceptible to ground water flooding and as such it is considered that standard Informatives relating to drainage are sufficient in this instance which for this scale of development, are assessed at the Building Regulations stage.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Other issues

As noted above the boundary wall has been removed from this proposal and is now being considered under a separate application.

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.

1. WA1 – 3 YEARS
2. WM13 – Approved Plans

2512 001
2512 002
2512 003
2512 004
2512 005
2512 006
2512 007
2512 008
2512 074
Preliminary Roost Assessment
Proposed PV Details 1
Proposed PV Details 2
Design and access statement
Received 30.09.25

2512 068A
2512 072A
2512 067A
2512 069A
2512 070A
Received 05.02.26

2512 066C
Received 22.09.26

3. Render to be rough cast, natural muted tone and not white