

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04982
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Milk Marketing Board Houses, Kington St Michael Road, Kington Langley, Chippenham, SN15 5PX
DEVELOPMENT DESCRIPTION:	Replace ground floor front window with French doors
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the replacement of an existing ground floor window to the front elevation with French doors. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the front elevation, compared with the proposed appearance subject to this application:



The existing ground floor window subject to removal is located to the left-hand side of the front elevation and is a standard casement window. The patio doors to replace the window would occupy the same location as the existing window and are broadly the same width of the existing opening. The proposed patio door would be a dark grey UPVC frame to match the existing fenestration on the principal elevation.

SITE DESCRIPTION/CONTEXT

The site known as 3 Milk Marketing Board Houses is a semi-detached dwelling house located on Kington St Michael Road in Kington Langley. The property lies in a relatively secluded position in a small cluster of properties to the SE of an industrial site referred to as 'North Site', with views to open countryside to the north, south and east from the extensive rear garden. The property is set back from the road with an established and mature boundary hedge

fronting the road edge, and has been subject to previous alterations and extensions through the passage of time, most notably the addition of a pitched roof porch off of the principal elevation and a pitched roof single storey extension to the side partially clad in timber to the gable end. The main dwelling is finished in white render with grey uPVC fenestration and a tiled roof. The surrounding area is largely rural, with the limited surrounding built form comprising semi-detached dwellings finished in a mixture of brick and render.



Google Streetview Image June 2024

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

- Countryside Character Areas – Avon Vales
- Groundwater Emergence - Risk of groundwater flooding to surface and subsurface assets

PLANNING HISTORY

Proposal / Summary
N/10/00835/PENQ - 3 Milk Marketing Cottages, Kington St Michael Road, Kington Langley, Wilts. SN15 5PX - Pre-Application enquiry Decision - Permitted Development Date: 4/3/2010 – Driveway
N/07/02016/FUL - 3 Kington St Michael Road, Chippenham, Wiltshire - Full planning permission Decision - Approve with Conditions Date: 19/9/2007 – Erection of a two-storey side extension following demolition of existing single storey block and construction of detached double garage in rear garden.
N/10/02279/S73A - 3 Kington St Michael Road, Kington Langley, Chippenham, Wiltshire, SN15 5PX - Full planning permission Decision - Approve with Conditions Date: 1/10/2010 – Retention of Detached Garage & Creation of New Access.

16/02575/PNEX - 3 Milk Marketing Board Houses Kington St Michael Road Kington Langley Wiltshire SN15 5PX - Prior approval Part 3 Class A.1(ea): Larger home extension Decision - Prior Approval Not Required Date: 3/5/2016 – Prior Notification of Larger Householder Extension - Single Storey Rear Extension to Project a Maximum of 6 Metres from Rear Wall of Original Dwelling, Maximum Height of 3.1 Metres and 2.8 Metres to Eaves Height

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy P3: Living Conditions and Pollution
- Policy L2(d)(ii): Making Effective use of Land

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity
- Drainage and Flood Risk

CONSULTATION RESPONSES

Kington Langley Parish Council: Support.

REPRESENTATIONS

The application was publicised by direct neighbour letter, however 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 appearance

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.

A site visit has not been conducted to the application site. Collectively, the information submitted, site photos provided by the Applicant and resources available have enabled a thorough assessment of the proposed development.

The proposed replacement of an existing ground floor window with the patio door would not be considered to result in an incongruous or unsympathetic appearance when considered in the context of the main building. The proportions of the patio door would be similar to the casement window being removed and would not exacerbate the existing glazing arrangement to the front façade of the building. The use of matching detailing, in the form of the grey UPVC frame, would enable the door to integrate with the existing character and appearance of the dwelling, and would match the existing fenestration across the building. Given its setting recessed from the road, collectively with the existing boundary hedge, the front façade is afforded a degree of screening from public vantage points at ground floor level, thereby only partial glimpses of the development would be possible if viewed on approach when travelling from the SE and from within the public realm.

Overall, the proposed works are considered acceptable and would not result in unacceptable visual impact and therefore the development would comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions within 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 property is semi-detached to 4 Milk Marketing Board Houses, whilst 2 Milk Marketing Board Houses is located to the SE.

The proposed patio door would be positioned on the front façade of the dwelling, with the outlook directed towards the front amenity space serving the dwelling as opposed to directly overlooking the neighbouring boundaries with No's 2 and 4. The replacement door would remain at ground level, effectively concealed from view to No's 2 and 4 by reason of the existing boundary treatments and built form. The proposal would not materially alter the relationship between the dwelling and neighbouring properties and would not introduce opportunities for overlooking beyond those already achievable from the existing window.

Therefore, the proposed development is not considered to result in unacceptable overlooking, loss of privacy or overbearing effects to the adjoining and adjacent neighbours and 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.

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 application site lies in an area identified by the mapping system as being at risk of groundwater flooding to surface and subsurface assets. Whilst this is fully acknowledged, the proposed development does not propose to increase or alter the existing footprint of the building, and solely focuses on the alteration of an existing window to a patio door. These alterations are contained to within the residential curtilage of an existing dwelling and would not result in any increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and whilst the development is not expected to increase flood risk on or off the site, it is encouraged that advice is sought to ensure that the proposal complies with Building Regulations. Therefore, the proposal is considered to comply with WCS Core Policy 67 and the relevant provisions within the NPPF.

Other matters

It is noted that the submitted existing and proposed elevation drawings do not depict the existing porch on the principal elevation, despite its presence being evident within the site photographs provided by the applicant. Whilst this omission means that the plans do not fully reflect the existing and proposed appearance of the dwelling, it is not considered to have prejudiced the Council's ability to undertake a full and robust assessment of the proposed development. Accordingly, the omission is not considered to affect the acceptability of the proposal or the conclusions reached within this assessment.

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.

CONCLUSION

The proposed development is considered to be acceptable and would not result in acceptable visual impact. The proposed alteration would remain proportionate to the front facade and would not result in an overly glazed or overdeveloped appearance, successfully integrating with the existing character and appearance of the main building. Furthermore, the proposed development is not considered to result in unacceptable impact on the residential amenity of the adjoining and surrounding neighbours, nor would the works alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the relevant provisions within the NPPF 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 the following 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:

Sheet 1-1 – Existing and Proposed Elevations and Block Plan received 03.09.26
Location Plan received 07.08.26

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