

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05779
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	New Farm, Back Lane, Alderton, Chippenham, SN14 6NW
DEVELOPMENT DESCRIPTION:	Discharge of Condition 4 (Roof light) of PL/2025/09341
RECOMMENDATION:	Details submitted in compliance with Condition 4 of PL/2025/09341 are NOT APPROVED, the request for the condition to be discharged should be REFUSED

REASON FOR APPLICATION

Application PL/2025/09341 *Variation of condition 1, 2, 3, 10, 11, 13, 14, 16 and 19 of PL/2022/01245 (approved plans) to allow changes in the Barn 4 design* was approved on 05.02.2026 subject to 17 conditions.

Condition 4(a) requires approval of glazing specification prior to installation
Condition 5(a) requires approval of external lighting prior to installation
Condition 6 has a variety of commitments with varied requirements at varied trigger points
Condition 9(a) requires approval of stopping up details prior to occupation
Condition 11 requires approval of parking details prior to occupation
Condition 12 requires approval of access roads prior to occupation
Condition 13 requires approval of ultra low emission vehicle infrastructure prior to implementation

Detail associated with conditions 5, 6, 9, and 11 was approved under PL/2026/02408; however, application PL/2026/02408 refused the approval of detail required to meet the aims of Condition 4(a).

This application has been made with a new request for detail to be approved in compliance with Condition 4(a).

At the time of writing, no application for the discharge of conditions 12 or 13 has been made.

RELEVANT CONDITION OF PL/2025/09341

Condition 4 states:

Notwithstanding the details shown on the approved plans, the rooflights hereby permitted to serve barn 4 shall be installed with glazing designed to minimise upward and outward light emission.

a) Details of the proposed rooflight glazing specification, including details which demonstrate light-spill reduction performance, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

b) The approved rooflights shall be installed in accordance with the approved detail, and maintained as such thereafter.

REASON: In the interests of visual amenity, to ensure appropriate and adequate protection and mitigation for ecological receptors and existing important landscape and historic features.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

[National Design Guide \(NDG\)](#)

[Wiltshire Design Guide \(WDG\)](#)

[Cotswolds AONB Landscape Strategy and Guidelines](#)

- LCT 11: Dip-Slope Lowlands

[Historic England Guidance and Advice Notes](#)

REPRESENTATIONS

Councils Conservation Team: Object

Object- the proposed details supplied show a section including a large flashing band beneath the proposed rooflights.

Such a feature is not characteristic of historic buildings in the locality and thus would appear incongruous in this context.

I suggest that alternative rooflights are explored to achieve a more traditional appearance.

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested condition for discharge is Condition 4 of PL/2025/09341	Signed and dated on 11.09.2026	Sufficient to clarify the reason for application.
Copy of Decision Notice	Confirming approval of details associated with conditions 3, 6, and 13 associated with PL/2022/01245 – discharge of conditions application made under application PL/2025/02122	Dated 29.07.2025	
Copy of Decision Notice	Confirming discharge of conditions 8, 10, 14, 18, and 19, as well as partial discharge of condition 16 associated with PL/2022/01245 – discharge of conditions application made under application PL/2025/01256	Dated 02.04.2025	
Location Plan	1938-SLP Identifying the site under PL/2022/01245 and PL/2025/09341	Dated 23.01.2018	
Velux technical datasheet	'Heritage Conservation Roof Window, GCL' providing detail including: - Cross sections - Glazing features	Received 11.09.2026	Sufficient to allow for assessment against the aims of condition 4.
Velux Blinds Specification	'Solar Blackout Energy Pleated Blind FSC' providing details on - Colours - Technical Information	Received 11.09.2026	
Plot 4 Rooflight details	ALD-149 Rev A Providing details of cross section and including annotations	Dated 11.09.2026 Received 11.09.2026	

ASSESSMENT

Condition 4 was imposed following consideration of the introduction of new conservation rooflights to barn 4. The officers report for PL/2025/09341 accepted that rooflights in this location could be acceptable but only subject to appropriate controls over their detailed specification; in particular, the report identified potential landscape, heritage and visual impacts arising from the insertion of rooflights to a traditional agricultural building within the Alderton Conservation Area (CA).

The detail submitted as part of this assessment is similar to the details provided for assessment against condition 4 of PL/2026/02408 but includes an additional plan 'ALD-149'.

The site forms part of a historic farmstead in the CA and is understood to be curtilage listed. Consultation with the Councils conservation team has been carried out for their specialist view on the detail submitted which resulted in a representation of objection and concerns that the flashing band detail is not in keeping with the setting and would appear unacceptably incongruous. Significant weight is afforded to the specialist guidance received.

The WDG emphasises that development within historic environments should respect and respond to local character, utilise detailing that complements traditional architecture and avoid incongruous or standardised components which fail to respond to local vernacular. There is an expectation for new development within CA or the setting of listed buildings to demonstrate that detailed design elements will not cause detrimental visual impacts and that attention should be paid to roof detailing and other visible architectural features.

Similarly, the NPPF requires development proposals to respond positively to their context and to use materials and architectural detailing that integrate with and enhance their surroundings. The NPPF identifies heritage assets as an irreplaceable resource and requires any development affecting their significance to avoid or minimise that harm and conserve significance in a manner proportionate to that significance.

Having regard to the submitted details and the representation received, the Local Planning Authority is not satisfied that the proposed rooflight specification would achieve the degree of visual integration necessary within this sensitive historic setting.

CONCLUSION

The submitted details relating to the aims of condition 4(a) cannot be approved and as such, the request for the condition to be discharged should be REFUSED.

RECOMMENDATION: Details submitted in compliance with Condition 4 of PL/2025/09341 are NOT APPROVED, the request for the condition to be discharged should be REFUSED

INFORMATIVES TO APPLICANT:

- The details submitted under this application (PL/2026/05779) are insufficient to demonstrate compliance with all aims of Condition 4. Specifically, the detail does not demonstrate that the rooflights protect visual amenity or existing important landscape and historic features; accordingly, the condition cannot be discharged at this time.
- In line with guidance received from the Councils conservation team, it is recommended that the applicant explores alternative heritage-style rooflight products and/or amended flashing details to a specification that more clearly demonstrates a traditional and recessive appearance and more clearly complements the setting.
- This decision should be read in conjunction with PL/2025/09341