

PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

DEMOLITION OF EXISTING CHALET, ERECTION OF A SINGLE DWELLING (CLASS C3),
RETENTION OF GARAGE + ANCILLARY ACCOMMODATION AND ASSOCIATED WORKS

AT

THE CHALET, CHURCH ROW,
HINTON PARVA,
SWINDON, SN4 0DW.



Hinton Parva
Conservation Area



August 2023

Report Ref: 3044/PHDAS

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- 1. Application Ref:- S/22/0461 ‘Demolition of The Chalet and erection of 1no. dwelling without compliance with condition (Approved Drawings) from previous permission S/21/1426’ (Copy of planning permission granted 24th June 2022).
- 2. Application Ref:- S/21/1426 ‘Demolition of The Chalet and erection of 1no. dwelling’ (Copy of planning permission granted 24th November 2021).

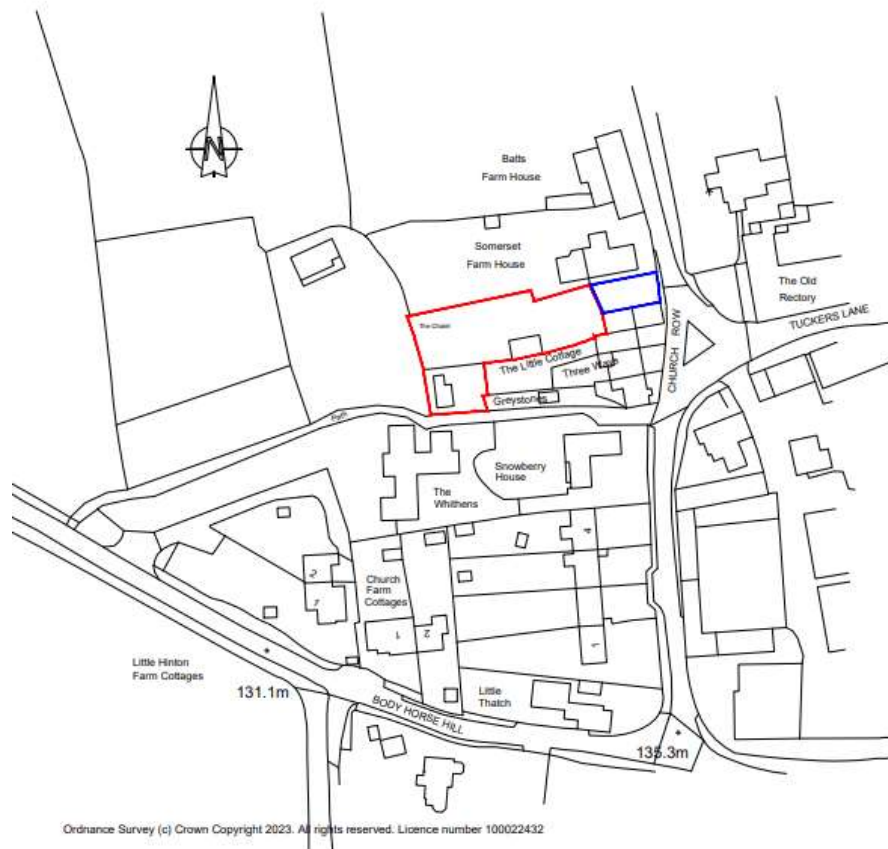
1. Introduction

- 1.1 This statement has been prepared by Ian Sullivan Architecture Ltd (ISA Ltd) to accompany a full planning application submitted by Mr. & Mrs. S. Jevdet, in respect of the site known as The Chalet, Church Row, Hinton Parva, Swindon, SN4 0DW.
- 1.2 The application seeks full planning permission 'proposing demolition of existing chalet, erection of a single dwelling (Class C3), retention of garage + ancillary accommodation and associated works'.
- 1.3 In addition to the submitted plans, the CIL form is duly completed.
- 1.4 The Application Site is located outside the defined settlement boundary of Hinton Parva as defined by the Swindon Local Plan policies map 2026.
- 1.5 However, the Application Site is located within the conservation area of the rural village of Hinton Parva.
- 1.6 The revised replacement dwelling is considered to be of similar design as previously permitted in terms of granted permission dated 24th June 2022 (S/22/0461 – Demolition of The Chalet and erection of 1no. dwelling without compliance with condition 2 (Approved Drawings) from previous permission S/21/1426). The scheme has not been implemented.
- 1.7 The Section 73 (S73) application was to amend the approved scheme through variation of Condition 2 (Approved Plans) of permission S/21/1426.

For S73 applications, the description of the proposal should remain as that of the approved scheme.

- 1.8 A full planning application is submitted in this instance as amendments to the approved scheme include a change in the description and other minor associated works.
- 1.9 This statement should be read in conjunction with the associated drawings which are listed below:
 - All existing and proposed plans – Prepared by Ian Sullivan Architecture Ltd.
- 1.10 This statement also provides a summary of relevant planning policy and the case for the development.
- 1.11 The size of the site and the proposed scheme is appropriate in both cases.

2. The Site & Local Context



Site Location Plan

- 2.1 This section describes the Application Site and the characteristics and key features of the surrounding area. The 'Red Line Boundary' is a 'roughly rectangular' shaped piece of level land, approximately 979.2m² and is located on land know as 'The Chalet, Church Row, within Hinton Parva a rural settlement in the parish of Bishopstone. Hinton Parva lies approximately 1.4km to the east of Wanborough, 1.6km to the west of Bishopstone and approximately 8km south east of Swindon centre.
- 2.2 The Application site is located within the conservation area of Hinton Parva. (Section 4 of this statement confirms that the proposals will not cause any harm to heritage assets and approval was granted on 24th November 2021 (S/21/1426 - Demolition of the Chalet and erection of 1no. dwelling).
- 2.3 The boundaries of the Application Site are all well-defined. The northern boundary of the Application Site is formed with existing boundary hedging, beyond which is 'Somerset Farm House' and further north Batts Farm House. The eastern boundary is formed by established trees/ hedging, The Little Cottage, Three ways, Greystones and Church Row subject to a speed limit of 30mph. The southern boundary is formed by boundary planting to the rear of 'The Chalet', beyond which a path between existing residential housing (Snowberry House and The Whithens). The western boundary is formed by further boundary hedging beyond which, open countryside.

- 2.4 The vicinity of the application site is residential in nature, features two-storey semi-detached / detached dwellings of varying ages and designs, which are set back from the vehicular carriageway by their front driveways or public grass verges.
- 2.5 The Application Site is enclosed by existing trees/ hedging/ planting, close boarded fencing, and natural stone walling.



- 2.6 The current site benefits from an existing vehicular front gravel driveway off Church Row.
- 2.7 The general nature of the locality is medium density residential, and the grounds and adjacent properties contain a variety of maturing trees and shrubs.
- 2.8 The topography of the site seeks to utilise the existing ground levels.

Photograph of Application Site



Access gate leading to existing garage and car parking area.

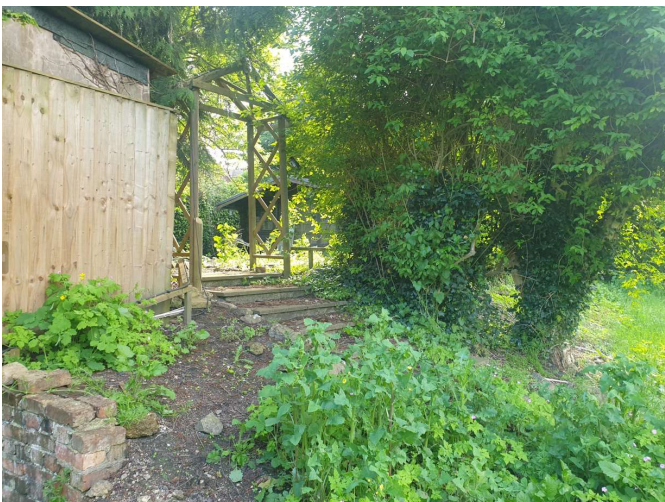
Photographs of Application Site



Existing garage and large parking area.



Existing trees, hedge and shrub planting.



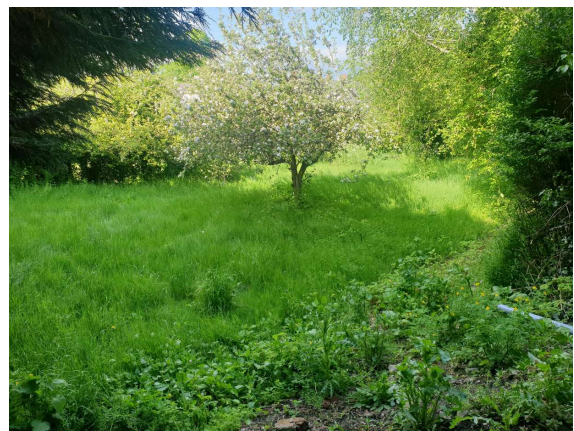
Photographs of Application Site



The Chalet



Side elevation of existing garage.



Existing boundary enclosure.



Side elevation of Little Cottage and front elevation of Somerset Farm House.

- 2.9 Photograph of vehicular access from Church Row leading to the Application Site. Little Cottage (left) and Somerset Farm House (right).



- 2.10 The Application Site is reasonably flat within the curtilage of an existing residential area, unkept grass, predominantly bounded by mature trees and hedgerows. The Chalet is single storey and constructed of wood, set within a small area of land that was formerly garden, being curtilage to Three Ways. The site is located behind cottages that front Church Row. The building was constructed some years ago, it was in effect an outhouse summerhouse within the garden and curtilage of Three Ways Cottage.
- 2.11 It is understood that in 2005 the curtilage of the property Three Ways was subdivided and sold separately to the 'Chalet'. This left the dwelling Three Ways with garden as one parcel or unit and the Chalet/ summerhouse with curtilage as another unit.
- 2.12 The garage consists of render walling with a pitched natural slate roof and sits within a large hard standing gravel parking area.
- 2.13 In summary the proposed development would cause no detrimental impact upon the amenity of neighbouring properties and in fact improves the neighbouring use under these proposals.
- 2.14 Previous Planning History:
- Application Ref: S/TWC/23/0632 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 0DW.

Works to trees within a Conservation Area.
Granted 4th July 2023.

- Application Ref: S/22/0461 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 ODW.

Demolition of The Chalet and erection of 1no. dwelling without compliance with condition 2 (Approved Drawings) from previous permission S/21/1426.
Granted 24th June 2022.

- Application Ref: S/21/1426 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 ODW.

Demolition of the Chalet and erection of 1no. dwelling.
Granted 24th November 2021.

- Application Ref: S/21/0174 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 ODW.

Extension of The Chalet and change of use of the land for use as a single dwelling house.
Granted 7th May 2021.

- Application Ref: S/20/0604 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 ODW.

Erection of single storey side extensions and change of use of land for holiday letting to tourists.
Granted 14th August 2020.

- Application Ref: S/19/0936 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 ODW.

Demolition of The Chalet and erection of 1no. dwelling and associated works.
Refused 30th August 2019.

- Application Ref: S/17/2030 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 ODW.

Change of use of land for use as holiday-letting to tourists.
Granted 21st September 2018.

- Application Ref: S/LDP/15/0282 – The Chalet, Church Row, Hinton Parva, Swindon, SN4 ODW.

Certificate of lawfulness (Proposed) for the change of use of chalet to dwelling.
Refused 8th May 2015.

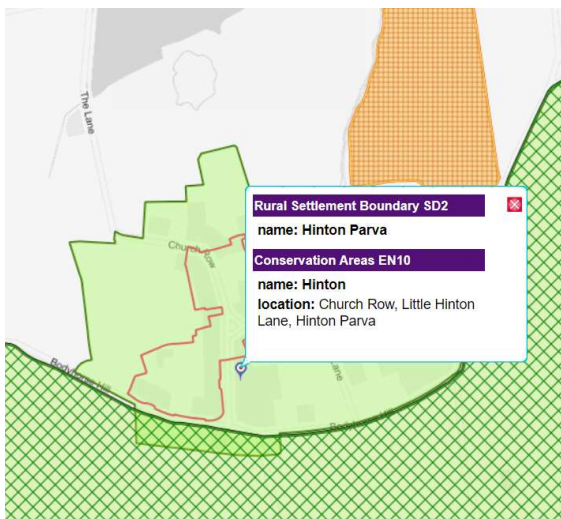
3. Planning Policy

3.1 Planning Policy relevant to this small-scale development proposal is contained within: -

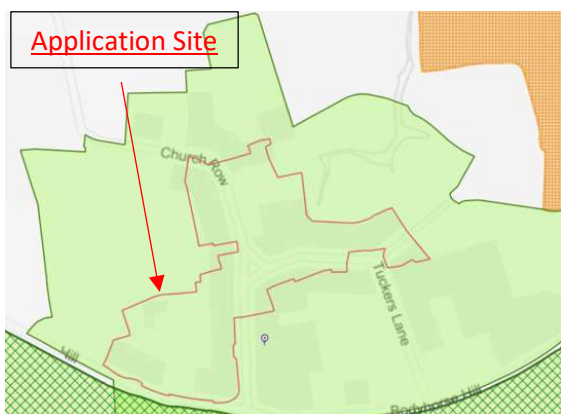
- Adopted Swindon Borough Local Plan 2026 (2015);
- Parking Standards for New Development (2021);
- Revised National Planning Policy Framework (July 2021);
- Swindon Residential Design Guide (June 2016); and
- National Design Guide January 2021 (NDG)

3.2 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan covering the site comprises of the adopted Swindon Borough Local Plan 2026.

Swindon Borough Local Plan 2026 (SBLP)



Extract from Swindon Mapping – Settlement Boundary, red outline.



Extract from Swindon Mapping – Conservation Area (light green).

The SBLP was adopted in March 2015. As mentioned in section 2 and having an inspection of the 'Proposals Map' it confirms that the site is located outside of the settlement boundary of Hinton Parva as defined by the Local Plan policies map 2026 and therefore the proposal would be contrary to Local Plan policy SD2.

However, relevant to this application is planning permission S/22/0461 (Demolition of The Chalet and erection of 1no. dwelling without compliance with condition 2 (Approved Drawings) from previous permission S/22/0461) granted 4th July 2023.

The permission established the principle for a residential dwelling like the one as currently proposed on the site, which is a material consideration in assessing the current proposal.

As an identical dwelling is capable of being erected in terms of the permission S/22/0461, the principle for a new build replacement dwelling outside settlement boundary on unallocated site is therefore considered acceptable.

- 3.3 Policy SD1 (Sustainable Development Principles) promotes and supports development that is sustainable.
- 3.4 Policy DE1 (High Quality Design) sets out the design principles against which a development proposal will be considered. This includes context, character, layout, form, function, amenity and the quality of the public realm.
- 3.5 Policy HA1 (Mix, Types and Density) requires that new housing development is design led so that their type, size, and density is varied and respective of the surroundings.
- 3.6 Policy EN5 (Landscape Character and Historic Landscape) states that proposals for development will only be permitted when the intrinsic character, diversity and local distinctiveness of landscape within Swindon Borough are protected, conserved and enhanced.
- 3.7 Policy EN10 (Historic Environment and Heritage Assets) makes specific reference to Swindon Borough's historic environment shall be sustained and enhanced.
- 3.8 Policy TR2 (Transport and Development) confirms that development shall be permitted where proposals provide access that is appropriate to the scale, type, and location, without detriment to highway safety, traffic movement and the local environment.

Parking Standards for New Development (2021)

- 3.9 The 'Parking Standards for New Development' document replaces the 'Technical Guidance on Parking Standards' (December 2007) and sets out Swindon Borough Council's requirements and guidance in respect of car, motorcycle and cycle parking associated with new development.

The document sets-out to achieve an appropriate balance between sustainability and the practical needs of those who live, work and visit Swindon, the standards set out here define minimum levels of parking for new development.

The Borough is divided into four sectors for the purpose of assessing parking needs:

- Sector 1: Central
- Sector 2: District Centre
- Sector 3: Urban non-Centre
- Sector 4: Rural

The use of an existing access and parking area will be retained. It is noted that the Council will expect the applicant to make a reasoned and justified proposal, based on an assessment of development form, occupancy, travel patterns and site accessibility.

Revised National Planning Policy Framework July 2021 (NPPF)

- 3.10 The NPPF states that, at its heart, is the presumption in favour of sustainable development (Paragraph 10). In seeking to achieve this, the NPPF stresses that it does not change the status of the Development Plan as the starting point for decision making (Paragraphs 11 and 47).
- 3.11 In terms of decision making, the NPPF requires that Local Planning Authorities approach decisions on proposed development in a positive and creative way. This includes working proactively with applicants (including through their agents) to secure developments that will improve the economic, social and environmental conditions of the area (Paragraph 38).
- 3.12 Paragraph 11 emphasizes that proposed development that accords with an up-to-date Local Plan should be approved without delay, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF itself is a material consideration.
- 3.13 The NPPF confirms the Government's objective of significantly boosting the supply of homes. This is seen in the context of ensuring that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing need requirements are addressed and that land with planning permission is developed without unnecessary delay (Paragraph 60). In terms of different groups in the community, the NPPF indicates that due regard be given to size, type and tenure (Paragraph 62).
- 3.14 Paragraph 69 makes specific reference to small to medium sized sites (being less than 1ha) as making an important contribution to meeting the housing requirements of an area because they can be built-out relatively quickly. It emphasizes the need to support development of windfall sites where great weight should be given to the benefits of using suitable sites within existing settlements for homes.
- 3.15 Paragraph 88 states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town or village centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.
- 3.16 Paragraph 119 requires planning decisions should promote the efficient use of land in meeting the need for homes.
- 3.17 Paragraph 120d states to promote and support development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.
- 3.18 Paragraph 126 stresses that good design is a key aspect of sustainable development. The NPPF also stresses that planning permission should be refused for poor design (Paragraph 134).

- 3.19 Paragraph 130 seeks to achieve well designed places. It requires that both planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.20 Section 15 (Conserving and enhancing the natural environment) Paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air,

water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

- 3.21 The Revised NPPF refers to supplementary planning documents such as design guides and codes as being a useful visual tool. It stresses that the level of detail and degree of prescription should be tailored to the circumstances of each place and should allow a suitable degree of variety where this would be justified (Paragraph 128).

Swindon Residential Design Guide (June 2016)

- 3.22 The SPD confirms that the advice in the document amplifies Saved Policy DS6 of the Swindon Borough Local Plan 2011. This is now superseded by adopted Local Plan Policy DE1 in the Swindon Borough Local Plan 2026. The document, within Sections 2, 3 and 5, provides general and detailed advice relating to the requirements for infill development.
- 3.23 The SPD requires that an infill development scheme should look generally 'in character' with the existing built environment and should appear to naturally 'belong'. It stipulates that even where the design is not similar architecturally, it must make a positive contribution in terms of design and materials. The document sees design, scale, building density and layout as being important factors for a development proposal to complement the local area. Other factors also include the building materials (type, colour and texture) and architectural detailing (doors and windows) to ensure harmony with their surroundings. Finally, the sizes of the plots are required to be of similar size and shape to those prevailing in the immediate area.
- 3.24 The SPD does not preclude the development of land that is situated at the side of existing properties. In fact, the illustrations the document uses to confirm its advice relate to land that is effectively garden curtilage. The document accepts that, by its nature, much infill brownfield development is sited to the side of existing buildings. It requires that such development will require particular care in its design and layout to avoid conflict with existing properties.
- 3.25 The SPD stipulates that, for infill development, access arrangements must be organised to avoid any adverse disruption to the appearance of the street scene and advises that, where possible, existing access positions should be used.

National Design Guide January 2021 (NDG)

- 3.26 The NDG is intended to complement the Revised NPPF.
- 3.27 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places: "In a well-designed place, an integrated design process brings the ten characteristics together

in a mutually supporting way. They interact to create an overall character of place.” (Para. 13, NDG 2021).

- 3.28 The NDG states that ‘the long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction and its potential flexibility. We can also make judgements about its beauty’.
- 3.29 As well as helping to inform development proposals and their assessment by local planning authorities, it supports paragraph 134 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 3.30 Paragraph 41 (C1 - Understand and relate well to the site, its local and wider context) requires that well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones.
- 3.31 It also suggests that well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. This is proportionate to the nature, size and sensitivity of the site and proposal. A simple analysis may be appropriate for a small scale proposal.
- 3.32 The ten characteristics contribute towards the cross discipline themes for good design set out in the NPPF and fall under three broad aims:
- To create physical character;
 - To help to nurture and sustain a sense of community; and
 - To positively address environmental issues affecting climate.
- 3.33 The NDG outlines and illustrates the Governments priorities for well-designed places in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

4. Heritage Impact Assessment



Photo extract from 'Hinton Parva Conservation Area Appraisal'
Church of St Swithun (Grade I Listed)

- 4.1 From at least the 15th century the parish was often known as Little Hinton, perhaps to distinguish it from Broad Hinton some 14km south-west of it. The alternative epithet 'Parva' was also used from the 17th century. Both forms occurred in 1976.
- 4.2 Hinton Parva is in rural surroundings, the extended village of Hinton Parva does not have a single nucleus but consists of several clusters of buildings dispersed along a mile-long stretch of the B4507 between Bishopstone and Wanborough.
- 4.3 It is situated at the foot of the chalk scarp of the North Wessex Downs, taking advantage of the spring line that occurs between the open chalk upland to the south and the broad clay vale to the north.
- 4.4 The Hinton Parva Conservation Area Appraisal & Management Plan (adopted 4th April 2006) states the following:-

'In an appeal decision notice issued in 1989, the inspector described Hinton Parva as consisting of three elements: to the east a compact development around the church; a cluster of development around the village hall and post office; and to the west, pockets of development around the original farms of Home Farm, Upper Farm, The Grove and West Hinton Farm.'

The conservation area covers the compact area of settlement to the east that clusters around the small Norman church of St Swithun.'

Historic Background

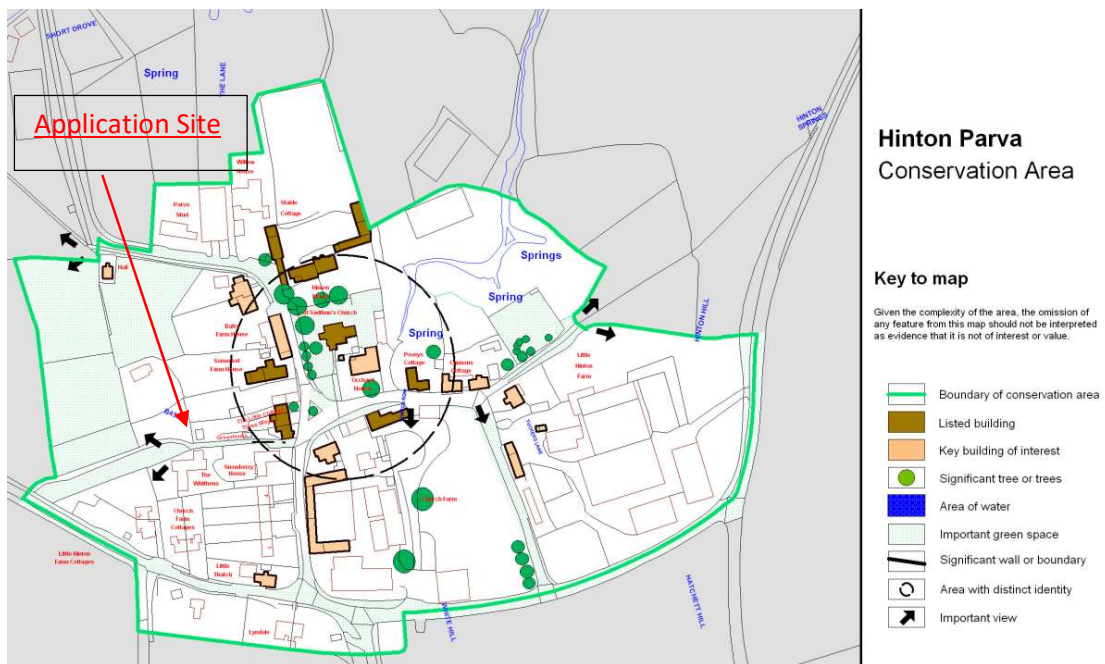
Hinton was anciently part of an estate based on its westerly neighbour Wanborough and held by the monks of Winchester. It had probably acquired its own name, 'the farm of the (monastic) community', by the 10th century, but is not found as a separate parish until the 12th century, or as a distinct estate until the 13th.

Earlscourt, a tongue of land intruding into Hinton from the north and extending as far south as West Hinton hamlet, also formed part of the estate based on Wanborough, but by 1086 had been detached from it. It was afterwards part of Wanborough parish.

In 1277 arbitrators settled a boundary dispute between the prior of Winchester as lord of Hinton and the mesne lord of Earlscourt.

On either side of Earlscourt lay the tithings of East and West Hinton, into which the parish was divided from at least the earlier 14th century.

4.5 The Application site lies within Hinton Parva Conservation Area and is part of the extended village of Hinton Parva.



Extract From Swindon Borough Council – Hinton Parva Conservation Area

4.6 The Chalet is not a Listed Building, however the site is located in a conservation area and as such, Policy EN10(e) (Swindon Borough Council local plan) is deemed relevant and states the following: -

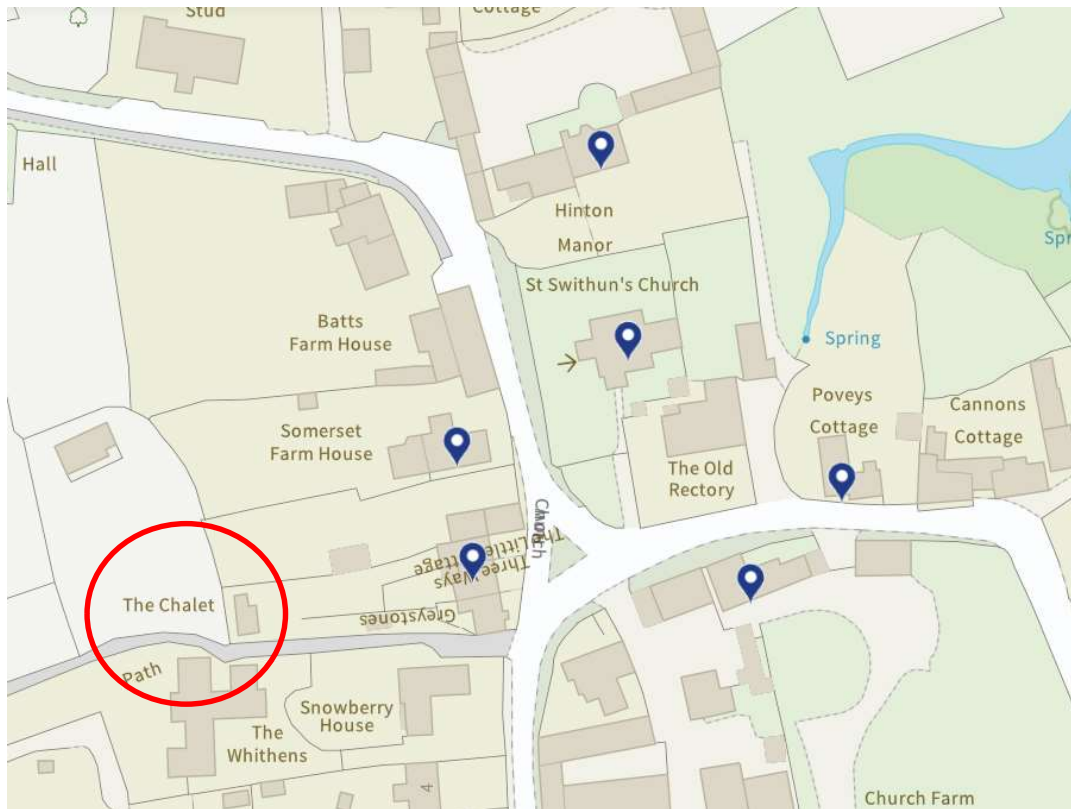
“Development within or which would affect the setting of the Borough’s Conservation Areas will conserve those elements which contribute to their special character or appearance.”

4.7 The main consideration is the effect and appearance of the development upon a heritage asset. In consideration the following legislation and policies apply: -

- a) Planning (Listed Building & Conservation Areas) Act 1990 where “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area” [S.66 (1)];
- b) Swindon Borough Local Plan policies DE1 and EN10;
- c) Revised National Planning Policy Framework (NPPF).

4.8 The Application Site is not located within the NWD AONB. Due to the size and scale of the proposals, the resultant building would not have an adverse impact upon the fundamental character or local distinctiveness of the landscape in which it is located. Additional boundary planting is proposed, which would enhance the immediate area and therefore the proposal does not conflict with Local Plan policy EN5.

Historic England



Extract from Historic England

- 4.9 Historic England confirms that there are five Grade II Listed Buildings and one Grade I listed building, which are of key interest within the local area, that being '*Greystones The Little Cottage Threeways*', '*Somerset Farmhouse*', '*Hinton Manor*', '*Povey's Cottage*', '*Church Farmhouse*', Grade II Listed and '*Church of St Swithun*' Grade I listed.
- 4.10 The nearest listed buildings to the Application Site are '*Greystones The Little Cottage Threeways*' directly to the east and '*Somerset Farmhouse*' (Grade II Listed).

It states the following: -

- *Greystones The Little Cottage Threeways, Greystones, Church Row* (Listed Building Grade II) – List Entry No. 1023271



Details

1. 5410 BISHOPSTONE CHURCH ROW Little Hinton The Little Cottage Threeways and Greystones SU 2383 27/52

II GV

2. C18 possibly earlier, partly modernized. One and a half storey thatched row. Two brick chimneys to right. Three eyebrow dormers. Front roughcast except left side of Greystones. Small 2, 3 and 4 light casement windows, C19 openings with cambered heads mostly on ground floor. Two doors, Greystones has catslide modern box porch and stunted chimney.

- [Somerset Farmhouse, Church Row \(Listed Building Grade II\) – List Entry No. 1183968](#)



Details

1. 5410 BISHOPSTONE CHURCH ROW Little Hinton Somerset Farmhouse SU 2383 27/51

II GV

2. late C18. Two storeys with gable lit attic. Rubble. Three windows, modern casements, timber lintels on first floor. Central modern gabled porch. Slate roof with gable end brick chimneys. Modern outbuildings to left. Village pump on east gable end. Included for group value.

Adopted Swindon Borough Local Plan 2026 (2015);

- 4.11 Policy DE1 (High Quality Design) of the Swindon Borough Local Plan 2026 (2015) states: -
“High Standards of design are required for all types of development. Proposals for development should address the objectives of sustainable development through high quality design and place-making principles. To ensure this, proposals will be assessed against the following design principles:- i) context and character in respect of existing built characteristics, acknowledged features of importance and existing site conditions, ii) layout, form and function of the development in respect of accessibility, connectivity, permeability, legibility, inclusivity, safety & security, efficiency and adaptability; and siting, orientation, scale, massing, materials and detailing iii) amenity in respect of light, privacy, outlook, noise disturbance, smell, pollution and space and iv) quality of the public realm.”
- 4.12 Swindon Borough Local Plan Policy EN10 (Historic Environment & Historic Assets) states that the Borough historic environment shall be sustained and enhanced. This applies to all heritage assets including Conservation Areas. Proposals for development affecting heritage assets shall conserve or enhance their significance and setting. This reflects the statutory duty upon the Local Planning Authority to pay special attention to preserving or enhancing the character or appearance of that area as required by the Planning (Listed Building & Conservation Areas) Act 1990.

Revised National Planning Policy Framework (July 2021);

- 4.13 The Revised NPPF (para. 189 of Part 16) Conserving and enhancing the historic environment states that “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 4.14 Furthermore “when considering the impact of proposed buildings on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”. (NPPF para 194) stipulates that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 4.15 The Revised NPPF (para 197) states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- d) the desirability of new development making a positive contribution to local character and distinctiveness.

4.16 Paragraphs 199-202 (Considering potential impacts) indicates to consider the level of harm to assets and the weighing of that harm in the determination of applications. “Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.17 The formulation of the proposals takes full account of the identified architectural, historic and environmental factors as follows: -

- a) The proposals do not disturb the historic layout and street pattern of Hinton Parva Conservation Area, the Application Site (as mentioned above) has previously been approved extensions identical to those of the new proposals. The extensive plot area enables a residential dwelling without disturbing that pattern. As such, would not harm the character and appearance of the conservation area, or the setting of other designated heritage assets.
- b) The proposals will not cause substantial harm to the identified heritage assets and local features that provides the area its distinctive identity, in particular relating to *Greystones The Little Cottage Threeways* and *Somerset Farmhouse*, which are Grade II listed buildings.
- c) The proposed dwelling will make a small contribution to Swindon Borough’s five-year housing supply, the land is considered ‘brownfield land’ and would also create short term employment.
- d) Hinton Parva Conservation Area Appraisal states that:-
 - ‘The conservation area is usually entered by car from the B4507. Where it passes through the conservation area this road is narrow and unkerbed, enclosed by high banks to either side. This street form is characteristic of rural, agricultural communities and forms an important contribution to the character of this village.

The historic character of the area is not immediately apparent on this approach, the only buildings visible being twentieth century former agricultural workers cottages to either side of the road.’

- e) The proposals will not lead to any detrimental impacts upon the architectural and historic interest of the village's buildings and other structures. The proposals are free-standing, beyond the setting of any listed buildings (Policy EN10) and would not disturb any historic features. The siting, massing, scale and form of the new building has been carefully considered in the context of the characteristics of the buildings continued within the Design and Access Statement.
 - f) The proposals, as set out within the Design and Access Statement has taken full account of and is sympathetic with the noted local building materials.
 - g) The proposals will not harm the area's significant landscape features such as trees, hedgerows or other vegetation and therefore does not conflict with Local policy EN5.
- 4.18 In addition, the fresh scheme has been carefully designed and laid out to ensure that its impact on the wider area in general is limited.
- 4.19 The amended proposed development would not cause harm to the amenity enjoyed by neighbouring properties.
- 4.20 The submitted proposals seek to create a residential setting and are seen as being sympathetic to the heritage asset to ensure its future.

5. Hinton Parva – Characteristic Assessment of the Village



Church Row, Hinton Parva

The village is located alongside the B4507 Swindon to Wantage road which follows the contour line towards the foot of the chalk scarp. From this road, as from surrounding footpaths, there are few views to be had into the conservation area, enhancing its impression of seclusion. The Parish Council, however, note that from footpaths high on the Downs there are excellent views over the conservation area and surrounding land.

- 5.1 Today the dispersed settlement of Hinton Parva consists of around 70 dwellings. Around 30 of these dwellings fall within the conservation area.
- 5.2 As with other rural communities, many of which were largely self sufficient in the past, the decline of agricultural employment and loss of rural facilities has led to the village becoming increasingly residential, with a high proportion of the population working and studying outside the village.
- 5.3 Several council and agricultural workers cottages were built during the 1950s and early '60s at the south-west corner of the conservation area but recent infill is limited to a pair of houses built in tandem on a narrow plot on Church Row and a modern detached house built recently on land that was previously part of Parva Stud on Church Row. This house has been built and designed with materials that are inconsistent with the adjoining properties, especially the adjacent Manor House.

Summary of general character

- 5.4 The specific interest that justifies the designation of Hinton Parva conservation area derives from a number of architectural, historical and environmental factors including:
- the historic street pattern with properties either side of Church Row and Tuckers Lane;
 - the layout of the hamlet, clustering around the typical English village combination of church, manor and rectory;
 - the rural setting of the village at the foot of the chalk downland;
 - the architectural and historic interest of the village's buildings - in particular the small Norman church of St Swithun and the Manor house;
 - the prevalent use of local materials - notably local chalkstone and thatch; the area's trees - especially individual yews and holm oaks;

- the great lengths of well-tended box hedging, green banks and verges that line the lanes.

5.5 It is noted that Hinton Parva Conservation Area Appraisal states the following:-

'Cannons Cottage' has been altered and refurbished. Sadly, the use of modern materials on the external elevations are somewhat inappropriate for this rural village. There is evidence of the original decorative brickwork at fascia level. The use of steel garage doors on the adjacent timber framed garage also detracts from the rural charm of this lane'.

The current owners of 'The Chalet', Church Row, would incorporate a high-quality design that respects the local vernacular, prevailing character, setting and is contextually well related to Hinton Parva as a whole.

5.6 Boundaries are generally well-kept box hedges atop long grassy banks, giving the approaches to the centre of the hamlet their characteristic sense of enclosure.

Architectural Style Surrounding Area



Body Horse Hill, Hinton Parva



Body Horse Hill, Hinton Parva



Tuckers Lane, Hinton Parva



Tuckers Lane, Hinton Parva



Further properties within Church Row, Hinton Parva

5.7 Whilst the facades and houses are widely varied as a whole, there are a few details that are consistent throughout. These include:-

- Local chalkstone and thatch on older properties;
- Brick facades (orange / red in colour) and painted render (light cream/ white);
- Plain or slate tile roofs;
- Timber lintels on older properties;

- Stone lintels on later properties;
- Brick reveals in stone facades;
- Single pitch roofs, with some front gables; and
- Front door porches, both lean to and gable.



Boundary hedging along Body Horse Hill, Hinton Parva leading to Church Row



Boundary hedging along Church Row, Hinton Parva

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

Responding to existing local character and identity

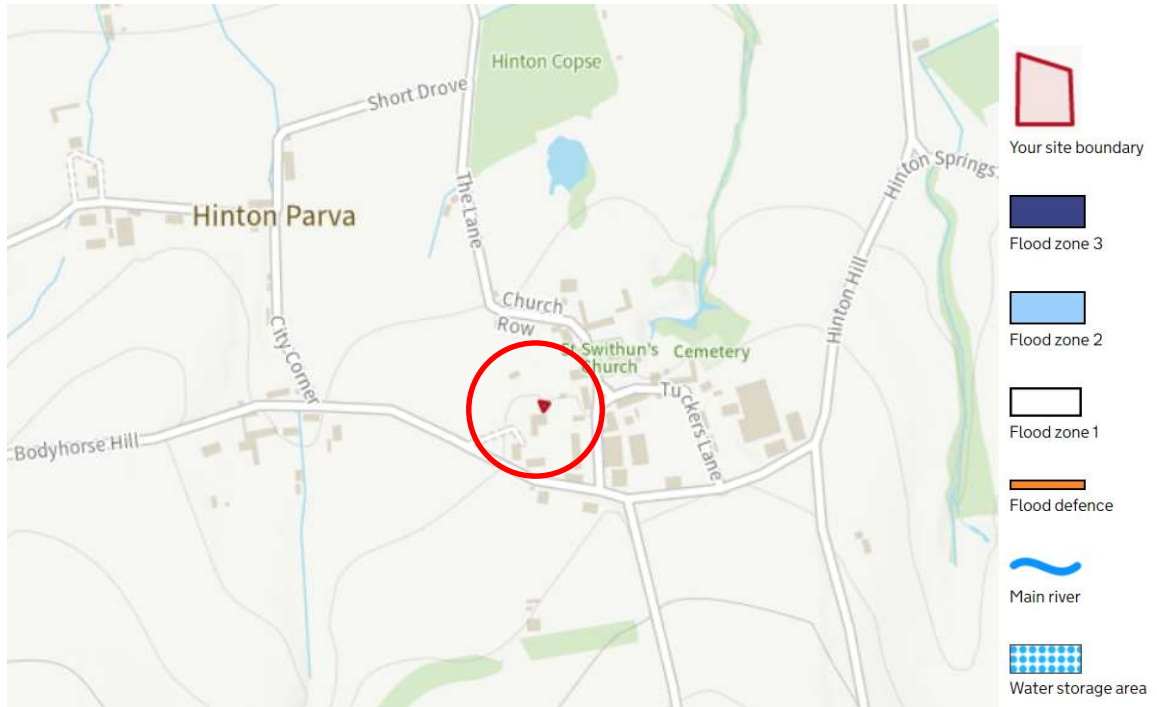
Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.

5.8 The Application Site has potential to retain the connection to, and enhance, the wider area context and character.

Paragraph 52 of the National Design Guide 2021 (NDG) states that local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design.

6. Flooding – Flood Zone 1

- 6.1 The site does lie within flood zone 1, land within flood zone 1 has a low probability of flooding from rivers and the sea.



Flood mapping area

7. The Development Proposal – Design and Access

7.1 The application proposes:

'Demolition of existing Chalet, erection of a single dwelling (Class C3), retention of garage + ancillary accommodation and associated works on land at The Chalet, Church Row, Hinton Parva, Swindon, SN4 0DW.'

Layout

7.2 The layout of the building will be formed with regard to the immediate adjacent buildings and surrounding buildings context. An appropriate separation between relevant buildings has been provided.

7.3 The new dwelling has been carefully designed within the building perimeters to ensure satisfactory living conditions for new residents, whilst also maintaining the amenity enjoyed by surrounding buildings.



The submission is supported by the above Proposed Site Plan. This identifies the following: -

- The existing, permitted and proposed development in the vicinity of the Application Site;
- The existing adjoining trees and proposed planting on all adjoining boundaries of the Application Site;
- Tarmac, gravel and grass areas;
- Existing 1.8m high close board fence;

- Natural/ recon stone walling and proposed natural stone walling;
- Primary and secondary access doors;
- Air source heat pump;
- Bin / cycle storage;
- Schwegler brick box, bat access panels; and
- Electric car charging point.

Amount

7.4 It is considered that the development of the site is sympathetic, taking account of the general character of surrounding properties, the scale of buildings and the identified constraints.

7.5 The development seeks to utilise the site with regard to the footprint, scale and mass, in particular levels and heights.

Scale

7.6 The proposed dwelling will provide a net internal gross area as follows:

NEW Schedule – NDSS Compliant

Proposed Dwelling	
Ground floor	52m ²
Lower Ground floor	46m ²
Total	98m²
Garage	39.6m ²

7.7 On-site parking provision – New 3 bedroom detached single dwelling

- Proposed parking - 3 no. car spaces including garage.

7.8 There will be no unacceptable impact on surrounding residential properties as a result of the development.

7.9 The proposed new single dwelling will complement, improve its immediate setting within Church Row and respects eaves, heights of surrounding properties. The siting of the proposed dwelling consists ground floor, with a lower ground floor. Fences and hedges are a feature in the area forming boundaries between the road and properties.

Appearance

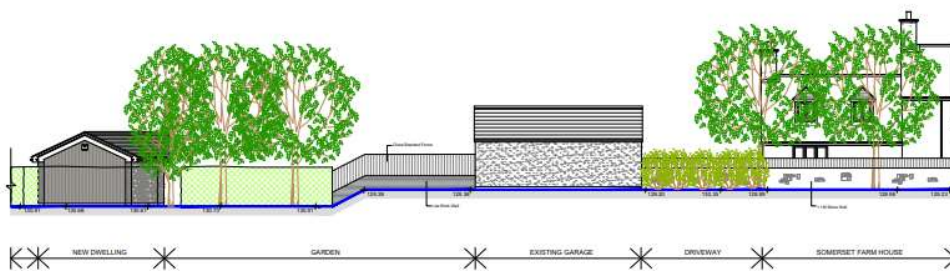
7.10 The development of the site takes reference from the local area itself Church Row, the Application Site and the wider area of Hinton Parva, which is considered to be appropriate to the area in terms of scale and appearance.

7.11 The proposed new dwelling is designed to reflect appropriate vernacular within the local area where new housing has been constructed. In order to ensure that it complements the surroundings the following materials will be used:-

- Use of natural stone, vertical timber cladding with natural slate roof tiles, which is reflective of facing materials within the locality;
- Aluminium powder coated windows with bi-fold and french doors; and
- The appearance is such that it reflects a palette from local vernacular.



Proposed Floor Plans & Elevations

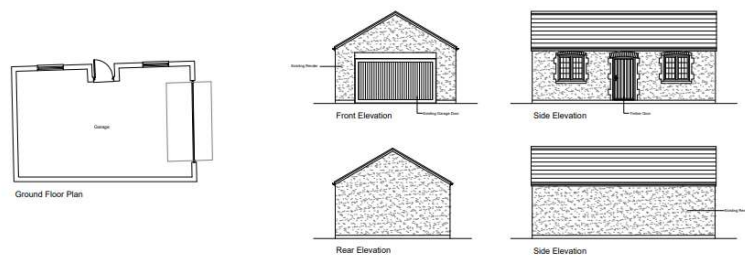


Proposed Street Scene & Site Section
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7.12 The proposed garage renovations are as follows:-

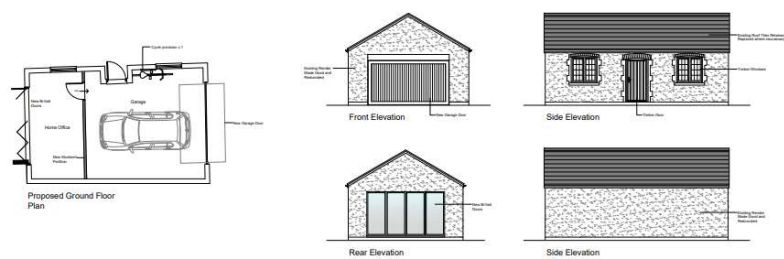
- Existing render made good and redecorated;
- Existing roof tiles retained and replaced where necessary;
- Cycle storage;
- New garage door;
- New timber windows and door; and
- New Bi-fold doors.

EXISTING



PROPOSED

Area:	
Ground Floor	- 39.6m ²
Total	- 39.6m ²



Proposed Garage Plans

7.13 The materials selected complement the design solution. They are seen as being durable so as to maintain a consistent finish and longevity of the built form.

7.14 Overall the character and appearance of the immediate area will be preserved with any potential localised harm limited to views and distance, albeit any such visual impact is mitigated by tree planting.

Example of proposed materials



Natural Slate roof tiles



Natural stone walling



Vertical timber cladding

Access & Parking

- 7.15 Pedestrian and vehicular access will be provided from Church Row.
- 7.16 Disabled access will be provided in accordance with the current building regulations.
- 7.17 The proposal would provide 3 no. car parking spaces for the new dwelling which includes a garage.
- 7.18 Secure enclosed cycle storage has been provided within the development.

Landscape

- 7.19 The land has an existing sense of enclosure with a natural stone wall, close boarded fence and planting surrounding most of the site in this location. Surrounding buildings comprise of both listed and modern, which is characteristic of the land use in the wider area.
- 7.20 The proposed scheme and landscape mitigation measures would introduce desirable and recognisable local characteristics and offer restoration, enhancement, and extension of the hedgerows within the vicinity.

- 7.21 The site will be subject of a new landscaping scheme, which it is intended can be secured via an appropriately worded planning condition on any permission that may be forthcoming.
- 7.22 Both hard and soft landscaping will enhance the layout of site and the design of the new dwelling. Creative or statement designs will be supported as well as habitat creation.
- 7.23 The positioning and final heights of hedges and trees must be taken into account so as not to impact upon adjacent properties.
- 7.24 A robust and visually appealing planting scheme that relates to adjacent character and streetscape. Where possible enhancing the biodiversity of the site by establishing rich and diverse habitat types and creating new planting.
- 7.25 Incorporate a framework of shrubs and trees in appropriate structured locations to encourage the wildlife and habitat value of the site.
- 7.26 Planting to the eastern boundary will provide privacy and screening, with most hedge species being native, creating defined boundaries to the properties and therefore, creating 'defensible' space.

Boundary Treatments

- 7.27 The most prominent walling material is natural hedge and a low stone wall; other boundary treatments in the area are post & rail and timber fencing.



Boundary walling – Church Row



Boundary walling – Church Row

Waste Management

- 7.28 Enclosed storage space is provided for bins within the site. There is a bin collection point provided within the site.

Sustainability and Drainage

- 7.29 The inclusion of sustainable and green technologies is mandatory as part of any dwelling design solution.
- 7.30 Air Source Heat Pump for hot water & heating is proposed for the new dwelling.



- 7.31 An electric car charging point is provided.



- 7.32 The proposed dwelling will exceed the energy/carbon requirements currently set out in Part L of the Building Regulations. The dwelling will seek to provide internal water recycling, this together with a 25% thermal enhancement over and above the current building regulations document under Part L which includes high standards of glazing and insulation methods.

Ecology

Traditional bird nest brick (To be installed as per manufacturers design & details).



Brick box example

Traditional bat access panel (To be installed as per manufacturers design & details).



Bat access panel example

- 7.33 The submitted plans confirm that the proposed dwelling includes ecological enhancements. This takes the form of swift brick boxes and bat access panels to the side and rear elevation of the proposed dwelling.
- 7.34 The planting scheme will promote biodiversity enhancements and encouragement for wildlife e.g., birds.
- 7.35 Composting bins for organic waste will be provided.

Flood Risk and Drainage

- 7.36 The Application Site is located within Flood Zone 1 and is therefore at low risk from flooding. Neither would the site increase the risk of flooding elsewhere.
- 7.37 Drainage Strategy and (SuDS) – Foul drainage to discharge into new biodisc treatment plant. Storm water drainage to discharge into soakaways. Soil infiltration rate to be confirmed upon percolation test in accordance with BRE DIGEST 365

8. Conclusions

- 8.1 In this case, the balance of material planning considerations clearly confirms that residential development upon the site is acceptable in-principle. It accords with both national and local planning policy, in particular the policies of the National Planning Policy Framework, and the adopted Swindon Borough Local Plan 2026.
- 8.2 We believe that the proposed scheme has carefully considered the important aim of the National Planning Policy Framework that housing development should take account of current and future demographic trends, market expectations and the needs of a wide range of people, the specific areas have been reflected below: -
- There is sufficient evidence that the Application Site (proposed chalet) could comfortably accommodate this revised new dwelling, sufficient car parking and quality amenity space for its occupants without compromising local character.
 - The scheme is sympathetic to the immediate residential housing, within Church Row. This has been achieved by adopting a “detached chalet, with private garden” style look in keeping within Church Row and the surrounding area of Hinton Parva. Residential amenity - the proposal would maintain the amenity of adjoining neighbours and would not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.
 - Planning permission relevant to this application is S/22/0461 (Demolition of The Chalet and erection of 1no. dwelling without compliance with condition 2 (Approved Drawings) from previous permission S/21/1426) granted on 24th June 2022. The permission established the principle for a residential dwelling on the site. As a residential dwelling is capable of being erected in terms of the extant permissions S/22/0461 and S/21/1426, the principle for a revised new build replacement dwelling outside the settlement boundary on an unallocated site is therefore considered acceptable.
 - The application proposal will assist in addressing Swindon’s current 5-year housing land shortfall in accordance with the thrust of the advice provided within Paragraph 60 of the NPPF and will also create short-term employment.
- 8.3 For the reasons set out in Section 7 of this statement (The Development Proposal – Design and Access), we would submit that the site is capable of accommodating a single detached dwelling with a lower ground floor. The intention is that the proposed dwelling will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with both Policies DE1 and EN10 of the Local Plan 2026 and the Swindon Residential Design Guide as well as the NPPF.
- 8.4 A safe and convenient access can be provided into the site, along with cycle parking, in compliance with Policy TR2 of the Local Plan 2026.

8.5 There are no other overriding constraints to the development of the site by way of ecology, flood risk, arboriculture, or drainage.

8.6 In conclusion, we would therefore submit that the application scheme is acceptable in all respects and request that full planning permission is granted subject to conditions.

Ian Sullivan

August 2023

Appendix 1

Application Ref: S/22/0461

Appendix 2

Application Ref: S/21/1426