

Our Ref: ST/230308/P1

28 October 2025

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Demolition of existing lean-to & erection of replacement single-storey extension to east elevation. Formation of 3no. dormer windows to south elevation and 1no. flat roofed dormer to the north elevation. Erection of pool house.

At: Fairfield House, Pewsey, Wiltshire SN9 5JU

PP-14371077

Fowler Architecture & Planning Ltd have been instructed by Lady C Kerr ('the Applicant') to submit a Householder Planning Application to Wiltshire Council in respect of the above development at Fairfield House, Pewsey. The application has been submitted via the Planning Portal and comprises the following:

- Completed application form and ownership certificates;
- Planning application fee of £528.00;
- Drawing No. 230308-01: Location Plan;
- Drawing No. 230308-02: Existing Site Plan;
- Drawing No. 230308-03: Proposed Site Plan;
- Drawing No. 230308-04: Proposed Design Scheme;
- Drawing No. 230308-10: Design Scheme Pool House;
- Drawing No. A2Q-329-2: Existing Floor Plans;
- Drawing No. A2Q-329-2: Existing Elevations;
- Drawing No. A2Q-329-2: Existing Roof Plan;
- Covering Letter by Fowlers (below); and
- CIL Form 1: Additional Information.

1. Site and surroundings

Fairfield House is located some 1.34km north-east of the centre of the village of Pewsey, Wiltshire. The application site is located approximately 8km south of Marlborough, 13km north-west of Ludgershall, and 17km east of Devizes.

The site comprises the existing dwelling of Fairfield House, adjacent dwelling of Honeysuckle Cottage, swimming pool, tennis court and established residential curtilage.

Access to the site is taken from the south-east – from the unnamed road that runs north off Milton Road (B3087).

Honeysuckle Cottage is located to the immediate north of the site (within the applicants ownership), and beyond that lies the railway tracks which runs between London and the West Country, stopping at Pewsey every two hours. To the south of the site lies the established residential curtilage. To the east and west of the site lies agricultural fields.

The site is located within Fluvial Flood zone 1 - with low chance of flooding and surface water flooding - the North Wessex Downs National Landscape.

2. Planning History

PL/2023/03839	27.09.2023	Removal of existing shed and replacement with cedar clad shed and alterations to existing stables.	Approved
PL/2021/07193	05.11.2021	Addition of bespoke garden room	Approved
E/10/1491/FUL	08.12.2010	Replacement conservatory	Approved
K/16870	08.01.1991	Conversion of outbuilding to staff accommodation	Approved
K/44884	07.03.2003	Honeysuckle Cottage - The erection of single storey extensions to form new bedroom and extend kitchen.	Approved

3. Proposed Development

This application seeks planning permission for the *'Demolition of existing lean-to & erection of replacement single-storey extension to east elevation. Formation of 3no. dormer windows to south elevation and 1no. flat roofed dormer to the north elevation. Erection of pool house'*.

It is proposed to demolish the existing lean-to extension located to the east elevation of Fairfield House. The extension is of poor-quality design and does not enhance the existing dwelling – and its replacement is welcomed and provides an opportunity to improve the visual impact of this elevation.

The proposed single-storey extension will be located on the footprint of the existing lean-to and will measure 13.5m by 5m with a height of 4m to the roof. The single-storey extension will be constructed from painted brick with painted timber joinery.

It is also proposed to erect three dormer windows to the south (front) elevation of the dwellinghouse. The three dormer windows will be located directly above the three bays of the principal elevation, ensuring symmetry. The dormer windows will have a leaded roof and timber cladding cheeks. A metal clad dormer window is proposed to the north elevation, between the gabled roof. This will allow additional useable space to the second floor – allowing the creation of a dressing table/desk area.

In addition to the above a single-storey pool house is proposed to be located within the established garden curtilage of Fairfield House – to the north of the swimming pool. The pool house will measure 9.2m by 3m, with a height of 2.8m and will be constructed from render and Crittall style glazing.

The proposed extension extends to 57sqm, while the pool house measures 24sqm (GIA). As the overall development is under 100sqm (GIA) the proposals are not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kenet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping, stating *'a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality'*.

In terms of landscape, Policy CP51 states *'development must protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*.

The proposed works relate to an existing established dwellinghouse, located within a mature established residential curtilage – and therefore these minor alterations are considered acceptable in principle.

The site represents part of a well-established domestic garden within a mature landscape, which is to be retained throughout the development. The site is typical of the individual residential plots found on the outskirts of the village.

The proposed single-storey extension is considered to replace an existing lean-to of poor design, with an appropriately sized extension of good design, which is subservient and sympathetic to the existing dwelling. The eastern elevation is most visible when entering the site, and it is considered that the replacement extension will enhance this elevation. The proposed extension will allow the flow of the house to be improved whilst allowing a drawing room to be created, and allowing suitable space for a grand piano.

The proposed dormer windows are to be located above the three bays of the dwelling, ensuring they are read as symmetrical on the principal elevation of Fairfield House. The materials of the dormer windows are to match the existing dwelling – ensuring consistency throughout the site. The metal clad dormer to the rear of the site is of a low level, set between two gable end projections. The proposed dormer window will not be visible from any public vantage point, and allows additional useable space to be created on the second floor of Fairfield House.

The pool house is proposed to be located to the west of the site, being sited to the immediate north of the existing swimming pool. The modest scale, size and design of the pool house allows it to sit naturally within its setting, and will provide the applicants with sufficient pool house space to host, change and store pool equipment.

The site is well screened by dense vegetation along the boundaries, which is to be retained and supplemented where necessary. There will be no inter-visibility into the site.

The application site is large enough to comfortably accommodate the proposed 2-bay garage, allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the nearest neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the nature of the proposed development and location of the proposed development, the proposal can be successfully integrated into the site with no harm caused to the site or surrounding area. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the historic nature of the site.

The scheme therefore accords with Policies CP51 and CP57.

I trust that the enclosed information is sufficient for this planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients