

Our Ref: MP/250604
Planning Portal Ref: PP-14463197

07th November 2025

Development Management
Economic Development & Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN



Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Erection of single storey rear extension

At: Stack House, Church Road, Woodborough, SN9 5PH

Fowler Architecture & Planning Ltd have been instructed by Mr. J Wallis (the 'Applicant') to submit a householder planning application to Wiltshire Council in respect of the above.

The application has been submitted via the Planning Portal and comprises the following:

- Completed Application Forms (incl. Certificates);
- Completed Validation Checklist;
- Completed CIL Form 1;
- Drawing Ref. MFstackhouseTOPO: Topographical Survey;
- Drawing Ref. MFstackhouseEL: Existing Elevations Plan;
- Drawing Ref. MFstackhouseGF: Existing Ground Floor Plan;
- Drawing Ref. MFstackhouseRP: Existing Roof Plan;
- Drawing No. 250604-02: Design Scheme; and,
- Ecology Reports, by All Ecology Ltd.

The planning application fee (£528) has been settled via the planning portal.

Planning, Design & Access Statement

Introduction

This Statement has been prepared by Fowler Architecture and Planning Ltd on behalf of Mr. J Wallis, to accompany the submission of a Householder Planning Application

This Statement meets the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015 and Section 18a-013-0140306 of the NPPG by providing information to illustrate the process that has led to the development proposal, and to explain the proposed development in a structured way.

Proposal

The Applicant is seeking full planning permission to erect a single storey rear extension at Stack House, Woodborough, Pewsey, Wiltshire, SN9 5HP.

It will serve as a new open plan kitchen/dining area.

Site & Surrounding Area

The subject building is a single storey two bedroom dwelling that was granted permission by the Council in February 2017, under Application No. 16/01928/FUL.

It sits within the grounds of Stack House, a Grade II listed property within the village of Woodborough in East Wiltshire some 3 miles west of the large village and Local Service Centre of Pewsey.

The Application Site is located off of Church Lane on the eastern side of the village and is read as part of the built-up area of Woodborough, and is encompassed within the designated Conservation Area for the village. In addition, the site is washed over by the North Wessex Downs National Landscape.

The site is a regular shaped plot of land which is located to the north of Stack House.

The boundaries to the curtilage are defined by a mix of fencing, and well-established beech hedging of some height, which provides effective screening to the Application Site from Church Road.

In terms of topography, the site experiences a gentle rise in levels generally from west to east with a very modest rise in levels from south to north.

This part of the village is largely characterised by a mix of residential development with properties that vary in terms of their age and appearance, adding interest and character to this part of the village, and the setting of the Conservation Area.

The site does not fall within a flood plain, and is not understood to be subject of any Tree Preservation Orders. The nearest listed building beyond Stack House is Peacock Cottage to the west (Grade II), which is situated behind hedging on the opposite side of Church Road.

History

The most relevant application is **Application No. 16/09128/FUL**, which was approved by the Council in February 2017 for the *“Partial demolition of existing tack room and the conversion and extension of existing outbuilding to create a 2 bedroom dwelling, with associated parking, turning, landscaping and private amenity space”*.

This current application relates to this previously approved dwelling.

Planning Policy Context

DEVELOPMENT PLAN -WILTSHIRE CORE STRATEGY (JANUARY 2015)

In support of this proposal, **Core Policy 51 (Landscape)** states development should protect, conserve and where possible enhance landscape character and must not have harmful impact on landscape character.

Core Policy 57 (Ensuring High Quality Design and Place Shaping) proposes to require a high standard of design in all new developments, creating a strong sense of place through drawing on the local context and being complementary to the locality by meeting 14 principles.

Core Policy 58 (Ensuring the Conservation of the Historic Environment) proposes that development should protect, conserve and where possible enhance the historic environment.

KENNET LOCAL PLAN (SAVED POLICIES – JANUARY 2015)

Following the adoption of the Wiltshire Core Strategy, a number of policies from the Adopted Kennet Local Plan remain in force until such time as they are replaced by future Development Plan Documents. None of these are relevant to the consideration of this particular application.

NATIONAL PLANNING POLICY FRAMEWORK (DECEMBER 2024)

The Framework sets out the Government's planning policies for England and how these should be applied. The sections of the Framework of most relevance in this case are summarised below.

Paragraph 8 explains the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These comprise economic, social and environmental objectives.

Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan.

Paragraph 39 relates to decision making and states that: *'Local Planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including... Permission in Principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area'.*

Section 12 of the Framework recognises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

Section 16 of the NPPF provides guidance on conserving and enhancing the historic environment.

Paragraph 189 of the Framework states that *"Great weight should be given to conserving landscape and scenic beauty in..... National Landscapes....."*.

Planning/Heritage Assessment

The proposals are considered to be consistent with the requirements of Core Policies 51, 57 and 58, as well as according with sections 12 and 16 of the NPPF.

The resultant dwelling will sit comfortably in this location, respecting the character and appearance of the Conservation Area and not resulting in a cramped form of development. It will provide the Applicant with much needed additional floorspace, but without compromising the sense of space and openness that the site currently benefits from.

The landscape and scenic beauty of the surrounding area will not be adversely affected by this proposal, and with the benefit of existing and proposed soft landscaping it will not appear as visually intrusive development when viewed from the nearby public vantage points.

The proposed extension is a relatively modest addition to the existing house, which will not affect the setting of nearby heritage assets or the significance of the Conservation Area designation.

The scheme is considered acceptable from a planning and conservation point of view.

Design & Access Statement

Use

The residential use of the site will not change as a result of this application.

Amount

The proposed development results in a modest increase in floorspace, and the plot is more than capable of accommodating a property of the size proposed without appearing cramped or contrived.

Scale

The scale of the resultant dwelling is not significantly greater than what is seen at present.

The extension is a subservient addition, which will not be significantly visually intrusive in the landscape. It will be no taller than the height of the main ridge line.

Layout

The layout of the proposed development is shown on the submitted drawings.

The proposed extension has been positioned on the northern side of the existing house, where it will sit discreetly and unobtrusively.

Appearance

The proposed development will introduce a sympathetically designed extension, which will respond successfully to the constraints of the site, and draw on the fabric of the existing dwelling.

The Applicant is committed to using a high quality palette of materials, details of which can be secured by way of an appropriately worded condition.

Landscaping

Details of hard and soft landscaping can be secured by way of an appropriately worded condition.

Access

No changes are proposed to the existing access arrangements.

Additional Material Considerations

FLOOD RISK

The GOV.uk website confirms that the Application Site does not fall within either a flood zone 2 or 3. As such, there has not been a Flood Risk Assessment submitted as part of this application.

DRAINAGE

Foul sewage and surface water run-off will be disposed of to the existing main sewer, as per the existing situation.

SUSTAINABILITY

In accordance with Part L1B of the Building regulations the proposal will be constructed to attain the relevant standard of energy efficiency.

DAYLIGHT/SUNLIGHT ASSESSMENT

As there is very little change to the scale and amount of development in this part of the site, and therefore the level of daylight/sunlight experienced by existing residents at present, will not be affected by the proposed development.

ECOLOGY

An Ecological Report has been submitted as part of this application, which includes a mitigation strategy and ecological enhancements.

Conclusions

In light of the above, it is considered that the proposed development is acceptable from a planning and conservation point of view.

It will make a positive contribution to the character and appearance of the site, the surrounding area, the Conservation Area designation and the National Landscape.

It is therefore respectfully requested that planning permission be granted accordingly.

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

Yours faithfully,

Mark Pettitt

Mark Pettitt BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

cc: Applicants