

Our Ref: ST/250119/P1

11 November 2025

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



BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990

Proposal: Conversion of existing garage into wellness suite. Extension of existing garage to allow for 1no. parking space and storage.

At: Rectory Garden House, Mildenhall, Wiltshire SN8 2LU

PP-14451316

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs J Patrick ('the Applicants') to submit a Householder Planning Application to Wiltshire Council in respect of the above development at Rectory Garden House, Mildenhall. The application has been submitted via the Planning Portal and comprises the following:

- Completed application form and ownership certificates;
- Planning application fee of £262.00;
- Drawing No. 250119-01: Location Plan;
- Drawing No. 250119-50: Existing Site;
- Drawing No. 250119-100: Proposed Site & Design Scheme;
- Drawing No. 11487-01: Topographical Survey;
- Drawing No. 11487-02A: Existing Garage;
- Covering Letter by Fowlers (below);
- Validation Checklist; and
- CIL Form 1: Additional Information.

1. Site and surroundings

Rectory Garden House is located within the village of Mildenhall, Wiltshire. The site extends to approximately 0.35ha and comprises the existing dwelling of Rectory Garden House, garage, outbuildings and established residential curtilage.

The application site is located to the south of the village, off Church Lane – approximately 1.9 miles east of Marlborough, 4.3 miles south-west of Ramsbury and 6.9 miles north-east of Pewsey.

Access to the site is taken from the east – directly off Church Lane. The site is surrounded by residential development to the north, south-east and south. To the east of the site lies Church Lane and beyond that Grade I listed St John the Baptist Church.

Although the dwelling itself is not listed, the eastern boundary wall of Rectory Garden House is Grade II listed – added to the statutory list on the 6 March 1985. The Historic England list entry states:

‘Wall, gatepiers and gates. C18. Brick with stone piers. Wall 2.5m high, 1½ brick with offset coping and angled brick top. Piers rusticated stonework with cornice and ball terminals raised on plinth. Gates of wrought iron, javelin headed bars and dog rails’.

Rectory Garden House is located within the Mildenhall Conservation Area and within the North Wessex Downs National Landscape. Public Right of Way (ref: MILD25) runs in an east/west orientation to the immediate south of the site. A bank of trees are located to the north of the site (outside by adjacent to the application site) within the neighbouring property which benefit from a Tree Preservation Order (ref: E/154). The site is also located in Flood Zone 1 with the lowest risk of flooding (fluvial and surface water).

2. Planning History

Rectory Garden House has been subject to a number of planning applications over the years. The most relevant to the consideration of this application are as follows:

K/54283/F - Garage- demolish south and west elevations, part of north and east elevations, roof and lean-to. Rebuild as ancillary studio. Barn- demolish east elevation, part of north, south and west elevation, roof and rear addition. Rebuild and extend as ancillary residential accommodation. Approved 21.06.2006.

K/53198/F - Amendment to planning permission K/52755. Internal and external amendments to permitted scheme (relating to outbuildings at Rectory Garden House). Approved 19.12.2005.

K/52755/F - Change of use and conversion of garage to studio ancillary to main dwelling. Demolition of existing poorly built tack room and feed store on west side of annexe. Change of use and conversion of studio/games room/garage/store to residential accommodation ancillary to main dwelling. Approved 14.09.2005.

3. Proposed Development

This application seeks planning permission for the *‘Conversion of existing garage into wellness suite. Extension of existing garage to allow for 1no. parking space and storage’.*

The existing garage at Rectory Garden House gained approval in 2006 to be rebuilt and used as an ancillary studio. It is no longer used for car parking purposes and there is sufficient space to the east of the site for the parking of vehicles.

This application proposes the conversion of the garage/ancillary studio into a wellness suite. New insulation is proposed throughout with a new entrance door to the east elevation – leading out to the refurbished hot tub area. To the south elevation, the existing garage doors will be infilled with glazing and French doors.

The wellness suite will contain a plunge pool, sauna, shower room, WC and small kitchenette.

In addition to the above, it is also proposed to extend the garage/ancillary studio to create 1no. enclosed parking space and cycle storage. The proposed extension will measure 4.5m by 5.1m with a height of 2.8m. The extension has been proposed with a flat roof to ensure there is no impact on the roof of the existing building. A new parapet is proposed to the front elevation of the existing building and new extension, along with the installation of timber cladding.

As the proposed extension is less than 100 sqm (GIA), this proposal is not CIL liable.

The proposals have been designed in such a way that there will be no impact on the listed boundary wall.

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 **Kennet 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'*.

Policy CP58 is concerned with the protection of heritage assets – stating: *development should protect, conserve and where possible enhance the historic environment.*

Rectory Garden House is located within the built-up area of the village, with residential development located to the north, south-east and south of the site. 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 within the village. As such, the principle of development is considered acceptable.

The proposed wellness suite is proposed to be located within an existing garage building – which benefits from planning permission to be used as an ancillary studio in connection with the main dwelling. The proposed alterations to the garage building are minor in nature and comprise a new door to the east elevation, and the infilling of the garage doors with glazing and French doors.

The proposed garage extension has been designed to be single-storey to ensure the extension is seen as a subservient and sympathetic form of development. The existing roof of the garage will not be altered, and the extension will benefit from a single-ply flat roof. A new parapet is proposed to run across the front elevation of the roof, and new timber cladding to the front elevation – to tie in the new extension with the existing.

Although the proposed development seeks to convert the garage, there will be no loss of parking provision on site. The garage already benefits from permission to be used as an ancillary studio, and there is sufficient space to the east of the site for the parking of vehicles. This application proposed 1no. new parking space within the garage extension, and sufficient space for the storage of bicycles.

The proposed scale, design and materials of the development ensure the building can be read as sensitive within its location in the conservation area, as well as being subservient and sympathetic to the heritage significance of the Grade II listed boundary wall and gates.

The site is well screened from the public realm resulting in no inter-visibility between the proposed development and the public realm.

The application site is large enough to comfortably accommodate the proposed development, 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 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, CP57 and CP58.

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