

Our Ref: ST/240314/P1

26 November 2025

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



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Demolition of existing library outbuilding. Erection of replacement single-storey extension and formation of basement.

At: Keepers Cottage, Durley, Wiltshire SN8 3AZ

PP-14331936

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs H Smith to submit a Householder Planning Application to Wiltshire Council for the above development at Keepers Cottage. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £528.00;
- Drawing No. 240314-01: Location Plan;
- Drawing No. 240314-02: Site Plan;
- Drawing No. 240314-03: Proposed Floor Plans;
- Drawing No. 240314-04: Proposed Roof Plan;
- Drawing No. 240314-05: Proposed East & North Elevations;
- Drawing No. 240314-06: Proposed West & South Elevations;
- Drawing No. MPkeeperscottBFH: Existing Basement (House);
- Drawing No. MPkeeperscottGFH: Existing Ground Floor (House);
- Drawing No. MPkeeperscottELH: Existing Elevations (House);
- Drawing No. MPkeeperscottRPH: Existing Roof Plan (House);
- Drawing No. MPkeeperscottGFL: Existing Ground Floor (Library);
- Drawing No. MPkeeperscottELL: Existing Elevations (Library);
- Drawing No. MPkeeperscottRPL: Existing Roof Plan (Library);
- Drawing No. MPkeeperscottSEC: Site Sections;
- Drawing No. MPkeeperscottTOPO: Topographical Survey;
- Preliminary Ecological Appraisal and Bat Risk Assessment by Bombus Ecology;

- CIL Form 1: Additional Information;
- CIL Form 2: Assumption of Liability; and
- CIL Form 9: Residential Extension Exemption Claim.

1. Site and Surroundings

The Proposal Site (the 'Site') is located within the hamlet of Durley, Wiltshire – within the Civil Parish of Burbage. The site is approximately 1.9 miles north of Burbage and 4 miles south-east of Marlborough.

The site extends to approximately 0.8ha and comprises the existing residential dwelling of Keepers Cottage, associated outbuildings, garage and established residential curtilage.

Access to the site is via a private access drive, directly off Savernake Road – to the east of the site. The access drive leads to an area of parking and turning space for Keepers Cottage.

The north and west of the site is bound by agricultural fields and countryside. To the east of the site lies the neighbouring residential dwelling of Hill House, and to the south of the site lies additional land within the applicant's ownership.

The nearest listed building is Durley Gate House, located around 195 metres to the south-east of the site. The site lies within the North Wessex Downs National Landscape and within fluvial flood zone 1 – with a low risk of flooding. The site is not bound by any other local or national designations.

2. Planning History

K/51343/F	14/01/2005	Single storey extension.	Approved
K/44360	06/12/2002	The erection of a conservatory.	Approved
K/34653	29/08/1997	Enlargement of existing single storey extension and addition of nine dormer windows to roof and conversion of stable to library as part of Keepers Cottage.	Approved
K/14465	12/07/1990	Conversion of stable to residential as part of Keepers Cottage.	Approved

3. Proposed Development

The proposed development is for the '*Demolition of existing library outbuilding. Erection of replacement single-storey extension and formation of basement*'.

The proposed development comprises the demolition of the existing library outbuilding, which is no longer structurally sound.

It is proposed to replace the library outbuilding with a new single-storey building, connected to the north-elevation of the existing dwellinghouse by a single-storey link extension.

The extension will consist of a back hall, cloakroom, replacement library and a snug.

The proposed replacement extension will measure 6m by 7.4m with a height of 2.8m to the eaves and 7m to the ridge. The single-storey link extension will measure a main plan depth of 8.2m, a main plan width of 7.4m, and a height of 2.5m to the eaves and 6m to the ridge.

The materials of the extension will be brick, under a clay tile roof to match the existing dwelling.

It is also proposed to create a basement beneath the proposed extension. The basement will be accessed via the proposed back hall and will comprise a utility room and wine store. The basement will measure 8.5m by 6.9m.

The existing library outbuilding extends to 32sqm (GIA), which is proposed for demolition. The proposed extension extends to 88sqm (GIA) and the basement extends to 44sqm (GIA) – resulting in a total net development of 100sqm (GIA).

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; any local finance considerations, so 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 regard 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 comprises 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 June 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.

Burbage Neighbourhood Plan was adopted in July 2018, and is also relevant to the determination of this application.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

5. Planning Analysis

Core Policy 57 of the CS states *'a high standard 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 though drawing on the local context and being complementary to the locality'*.

CP51 is concerned with the protection of the landscape. The policy states *'development should protect, conserve and where possible enhance the 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 site is located within the North Wessex Downs AONB where Paragraph 176 of the Framework states great weight should be given to conserving and enhancing landscape and scenic beauty. In

The site at Keepers Cottage is located in the countryside, for planning purposes, where development is usually restricted. However, in this case, the proposed development is located within the built-up area of the village and comprises residential extensions to an existing dwelling, therefore it is considered that the proposed development is acceptable in principle.

The proposed extension at Keepers Cottage is considered to be an acceptable form of development at the site, and is located to the north-elevation, where it cannot be seen from the surrounding area and where built-form already exists. The proposed replacement building is broadly of the same scale and design to the one it is replacing – resulting in no harm to the site and surrounding landscape.

The design of the proposed extension is of a traditional form and will be constructed from traditional local materials, which accords with the high-quality design requirements of the CS. The proposed materials are sympathetic to the existing dwelling and the scale and size of the extensions is wholly in-keeping with the existing dwelling and surrounding locality.

The proposed single-storey extension is to be located to the north elevation of Keepers Cottage. This ensures that the development is read as sensitive and sympathetic to the existing dwelling, the surrounding locality, and the character and appearance of the surrounding area. The established residential curtilage of the dwelling is large enough to facilitate the erection of an extension in this location.

The site is located within the North Wessex Downs National Landscape. The proposed extension has been designed in accordance with the design requirements of the CS to avoid any negative impacts. The site is well screened with vegetation and mature trees, leading to no intervisibility into the site, and no adverse impacts on neighbouring dwellings.

The application site is large enough to comfortably accommodate the proposed extensions, 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.

Access to the site will remain as existing.

6. Conclusion

Overall, the Applicant contends that, due to the location of the proposed development, the proposed extension can be successfully integrated into the site. Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality. The proposed works are considered to enhance the existing dwellinghouse and provide additional amenity space for the applicants. As such the proposed development is in accordance with Policy CP57 and CP58.

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.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients