

Our Ref: ST/250225/P1

8 December 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: Erection of single-storey orangery

At: Upper Westcourt, Burbage, Wiltshire SN8 3BW

PP-14434857

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs D Holland ('the Applicants') to submit a Householder Planning Application to Wiltshire Council in respect of the above development at Upper Westcourt, Burbage. 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. 250225-01: Location Plan;
- Drawing No. 250225-02: Proposed Site Plan;
- Drawing No. 250225-03: Proposed Design Scheme;
- Drawing No. 25556-10-01: Existing Site Plan and Ground Floor Plan;
- Drawing No. 25556-11-01: Existing First Floor Plan;
- Drawing No. 25556-12-01: Existing Roof Plan;
- Drawing No. 25556-13-01: Existing Elevations;
- Covering Letter by Fowlers (below); and
- CIL Form 1: Additional Information.

1. Site and surroundings

Upper Westcourt is located some 520m to the west of the village of Burbage, Wiltshire. The application site is located approximately 7.4km south of Marlborough, 11km north of Ludgershall, and 22km east of Devizes.

The site comprises the existing dwelling of Upper Westcourt, tennis court and established residential curtilage.

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

The site is bound by agricultural fields to the north, east and west – with Bowden Farm located to the far north. The neighbouring dwelling of Half House is located directly to the south.

The site is located within Fluvial Flood zone 1 - with low chance of flooding and surface water flooding – and within the North Wessex Downs National Landscape. Public Right of Way bridleway, ref: BURB14, runs north/south to the east of the site.

2. Planning History

13/04498/FUL	10.12.2013	Proposed double garage with store	Refused
K/36300	22.09.1998	The erection of a two-storey extension	Approved
15/05447/FUL	30.07.2015	The erection of a detached garage	Approved
K/32582	04.04.1996	Erection of extensions	Approved
K/14032	09.05.1989	Demolish garages and build new two storey extension and garages	Approved
K/20237	14.06.1993	Erect 2.75m high fence around tennis court	Approved

3. Proposed Development

This application seeks planning permission for the '*Erection of single-storey orangery*'.

The proposed orangery will be located to the north of the existing garden room, infilling a small section to the west elevation.

The proposed orangery extension will allow the flow of the ground floor to be greatly improved, and the kitchen relocated - to meet the needs of the applicant.

The proposed orangery will be constructed with a brick plinth and render, with timber framed windows and doors and 1no. rooflight, and is located in a logical location to the west of the dwelling.

As the proposed orangery 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 site at Upper Westcourt is located in the countryside, where development is usually restricted. However, in this case, the proposed development comprises residential extensions to an existing dwelling, therefore it is considered that the proposed development is acceptable in principle.

The proposed extension at Upper Westcourt is considered to be an acceptable form of development at the site, and is located to the west elevation, where it cannot be seen from the surrounding area. 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 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 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 application site is large enough to comfortably accommodate the proposed single-storey orangery extension, 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 Applicants 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