

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/06547
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Elsie Knocker Grove, Marlborough, SN8 4YN
DEVELOPMENT DESCRIPTION:	Proposed garden office
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

Due to a discrepancy in the OS data, a revised red line plan was submitted on 13 November 2025 and all interested parties were reconsulted for 21 days. The proposal seeks planning permission for a detached outbuilding providing a garden office. It measures approx. 5m wide, 2.5m deep with a maximum height of 2.5m; it has walls of timber cladding and a flat living roof. It is sited atop a raised garden area.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 3 Elsie Knocker Grove. It has walls of brick and render, a hipped tile roof, uPVC fenestration, a front driveway and a rear garden incorporating a raise terrace to end. Its setting is characterised by the linear street scenes and consistent architectural style of the surrounding modern residential estate. It is adjacent the settlement boundary of Marlborough within the Land at Salisbury Road Strategic Site Allocation. Relevant designations and constraints include North Wessex Downs AONB and nearby heritage features recorded on the Swindon and Wilts HER.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)
- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)

Saved policies of the Kennet Local Plan 2011 (KLP)

Marlborough Area Neighbourhood Plan - Made March 2023

- Policy MARL17: Conserving the Scenic Beauty of the AONB
- Policy MARL18: Achieving Dark Skies

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

North Wessex Downs Management Plan 2019-2024

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Marlborough Town Council – No objection (07/10/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance, including regard to the National Landscape

CP51 and CP57 together require all new development, including extensions and alterations to existing buildings, to deliver a high standard of design by ensuring a positive response to the features of the site, townscape and landscape character, and natural features including the special qualities of designated landscapes.

Policy MARL17 of the Marlborough Neighbourhood Plan requires that development proposals outside the defined Marlborough development boundary and of the built up areas of Manton and Mildenhall will only be supported if it can be demonstrated they will conserve and enhance the landscape and special scenic beauty of the Area of Outstanding Natural Beauty. Marlborough is wholly within the North Wessex Downs National Landscape, formerly and legally known as an Area of Outstanding Natural Beauty (AONB), where there is a duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The proposed garden office is of a modest size and subordinate scale, but it is in a distinctly modern style that would starkly contrast with the architectural style of the host dwelling and local area. Its presence is emphasised by its position atop an existing raised platform, but the street scene is tightly knit and would ensure it does not appear dominant or incongruous within its setting. It is considered that the building would be observed as a modern take on a typical garden structure.

The application site is a modern dwellinghouse situated within the built-up settlement area of Marlborough, and therefore, despite being outside the designated settlement boundary, on account of its surroundings and scale, the proposal is not considered to adversely impact the AONB.

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal is considered to satisfy the expectations of adopted design guidance and the requirements of MARL17 of the Marlborough Neighbourhood Plan and CP51 and CP57 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are 2 and 4 Elsie Knocker Grove.

The proposed building is positioned atop an existing raised garden terrace, a feature shared by neighbours, and there is therefore already a mutual level of overlooking. The proposal would not materially increase existing overlooking impacts on account of its single-storey scale, and nor would it appear unduly overbearing, unduly obtrusive or cause significant overshadowing.

The proposal is considered to have an acceptable impact on the overall amenity enjoyed by neighbours, thereby satisfying the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Biodiversity Net Gain

The proposal was validated as a householder planning application and is therefore understood to be exempt from the requirement to deliver 10% Biodiversity Net Gain (BNG) introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). An Informative is to be added reminding the applicant of the BNG requirements.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to have acceptable impacts in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. It is not found to conflict with the statutory requirements or the provisions of the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The proposal should therefore be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Site Plan. Received 13 November 2025.

Proposed Floor Plan. Received 29 September 2025.

Proposed Elevations. Received 22 September 2025.

Proposed Elevations showing Platform. Received 22 September 2025.

REASON: For the avoidance of doubt and in the interests of proper planning.