

Wiltshire Council Planning Consultation Response

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Application No: PL/2025/07755  
Erection of two-bay garage  
Haydown Cottage, 29-30, Oxenwood, Marlborough, SN8 3NQ

Please find following comments in respect of the above application(s).

Recommendations:

|   |                                                                             |
|---|-----------------------------------------------------------------------------|
|   | Comment                                                                     |
|   | Support in principle subject to amendments to the scheme (as set out below) |
|   | Support subject to conditions (as set out below)                            |
| X | Object (for reasons set out below)                                          |
|   | No objections                                                               |

Scope of comments: the following comments relate to the built historic environment.

Policy: From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 requires that special regard be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy, including its policy in respect of the historic environment. Section 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. Paragraphs 214-216 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': 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.

Historic England Advice Note 2 – Making changes to Heritage Assets illustrates the application of policies set out in the NPPF in determining applications for PP and LBC.

**Site and assets considered:** The site is a Grade II listed building located in Oxenwood Conservation Area.

**Proposal:** The proposal seeks to erect a two bay garage.

**Relevant planning history:** K/41601 and K/41602/L - The erection of a two storey extension and conservatory. Extension to outbuilding to form garden/games room as ancillary accommodation. Construction of walls and retention (refuse); E/10/1348/FUL - Two storey extension and new dormer windows to house; extension to existing outbuilding; garden shed; replacement entrance gates, and new garden wall (approve); K/43917 - Two storey extension and single storey extension to house. Extension to existing outbuilding to form garden store/ gamesroom as ancillary accommodation. Construction of walls (refuse); 17/02469/FUL – Retrospective Erection of Shed (approve); E/10/1347/LBC - Two storey extension, new dormer windows and internal alterations to house; extension to existing outbuilding (approve); K/43918/L - Two storey extension and single storey extension to house. Extension to existing outbuilding to form garden store/ gamesroom as ancillary accommodation (refuse).

**Issues:** impact on the setting of listed buildings, impact on the conservation area.

**Information considered/provided:** Paragraph 207 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. This should include sufficient information to provide a clear understanding of the significance of the heritage asset and its setting and the potential impact of any proposals on that significance. In this case, whilst the application is accompanied by a "covering letter" the document provides limited information about the building and fails to provide any objective assessment of the impact of the proposal and, as a result, it fails to meet the requirements of the NPPF.

However, paragraph 208 also provides for the local planning authority to make its own assessment of impact and the following heritage recommendations are offered on this basis.

**Significance of assets and contribution of setting:** The NPPF defines significance as the "value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological**, **architectural**, **artistic** or **historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting." Historic England assesses significance in a similar manner, referring to evidential, historic, aesthetic and communal values of a place.

In this case the significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality design materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

**Assessment:** Haydown Cottage is a Grade II listed building located in the Oxenwood Conservation Area and the North Wessex Downs National Landscape.

It is proposed to erect a two-bay garage within the front garden area of Haydown Cottage. The garage is to be located to the north of the site, adjacent to the existing access. No changes to the existing access are sought. The proposed garage would measure 6m by 6m with a height of 2.5m to the eaves and 4.8m to the ridge. The materials would be brick and knapped flint under a clay plain tile roof. Four fruit trees are proposed to be removed to facilitate the proposed garage. It is also proposed to erect a 1.2m high picket fence within the site to separate the access/turning space and established residential curtilage.

In conservation terms there are concerns regarding the proposed location for the garage since this would be forward of the listed building and in the foreground. This would add further built form on the approach to the listed building and would be in a visually prominent location. This form of piecemeal development in the setting of the listed building is not supported.

There would however be general support for a garage if the existing outbuilding to the western edge of the site were to be extended in a linear manner as this would keep not add further to piecemeal development in the setting. This existing building could be extended and would have a better relationship to the host building in that a garage in this location would not be in such a prominent location.

There would also be less pressure on the existing beech trees on the boundary of the site.

**Summary & conclusion:** The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.

The proposals will result in harm to the listed building via further isolated and piecemeal development within the setting of this listed building and in a prominent location on the main approach. The proposal would involve only part of the setting of the building and could therefore be considered as causing 'less than substantial harm' for the purposes of interpreting the NPPF. However, the wording of the NPPF and the 'special regard' by Section 66 of the Act requires that any level harm caused should be taken seriously.