



PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

PROPOSED REAR EXTENSION TO SOUTHEND HOUSE

DECEMBER 2025



**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Planning, Heritage, Design and Access Statement has been prepared by A.D. Draughting Ltd. in support of a Householder and Listed Building Consent application for a single storey extension to the rear of Southend House, Hallam, Marlborough, Wiltshire, SN8 1SG. ("The Application Site") on behalf of Mr and Mrs Brooks ("the Applicants").
- 1.2 This Planning, Heritage, Design and Access Statement is submitted in support of the application and provides a summary overview of the application proposals as well as identifying the Planning and Heritage Policy Framework within which it should be considered and providing an assessment of the heritage impacts of the application proposals.
- 1.3 Section 2 provides a description of the application site and surrounding area. Section 3 sets out the development proposals. The relevant Planning and Heritage Policy Framework that is applicable to the application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a summary and conclusions.
- 1.4 This Statement should be read in association with the following plans:
- Existing Elevations and Plans (1552-01)
 - Proposed Elevations and Plans (1552-02 rev B)

2. THE APPLICATION SITE

- 2.1 Southend House is on the main A346 road, between Marlborough and Swindon. The property is identified on the aerial photo below.



- 2.2 Southend House is a Grade II Listed detached property. The house consists of many materials including Brick, Sarsen Stone, Softwood Cladding and cross wing timber frames. The main house is thatched, and the adjoining building has clay tiles where it has been more recently converted and extended.

- 2.3 The Listing Description:

"SU 17 SE OGBOURNE ST GEORGE SOUTHEND 7/107 South End House GV II House. Late C16-early C17, and later C17. Sarsen with brick dressings and limestone quoins. Cross wing on right timber framed with brick noggings. Main structure single storey and attic, 3 bays, with large stack between bays 1 and 2. Entrance in bay 2 through open porch. Doors and windows C20 stained timber with diamond leading. Cross wing of 2 unequal bays, single storey and attic, increased to 2 storeys in late C17. Framing replaced to both gables in C18 or early C19. Framing 3 panels high with ogee corner braces, carrying butt purlin roof. Added storey in close studding

with ogee tension braces and jowled posts. Interior modernised c1971 and link to garage of c1980.”.

2.4 Photos of the existing cottage and adjoining kitchen are below..

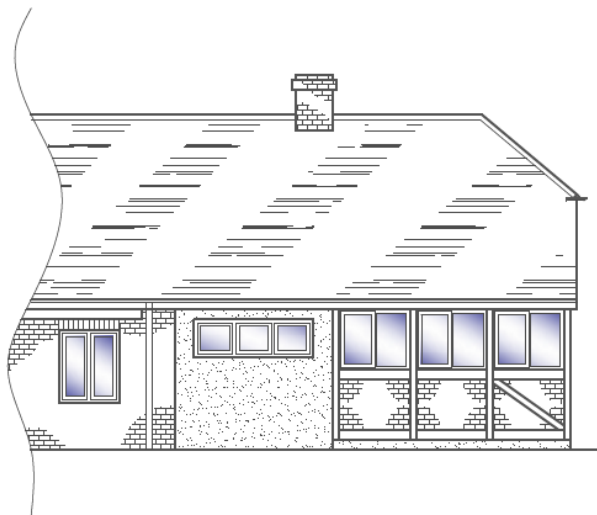


- 2.5 The application site lies within the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty (AONB)). The closest public right of way (OSTG19) is located on the other side of the busy main road.



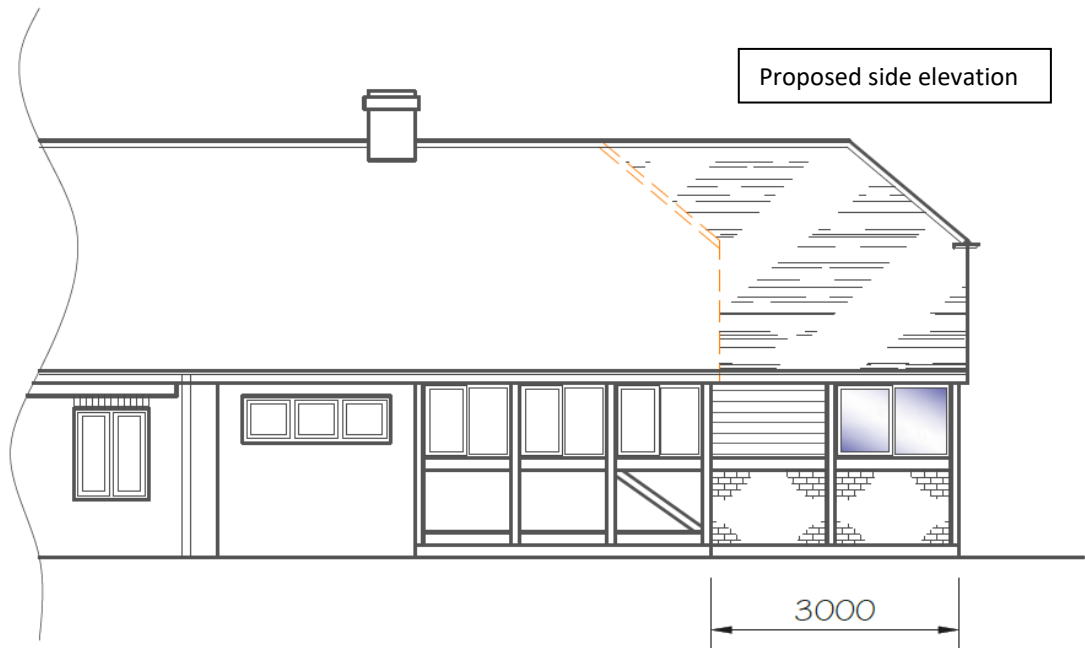
3. THE APPLICATION PROPOSALS

- 3.1 Householder planning consent and Listed Building Consent is sought for a single storey rear extension to the application property which would extend off the rear of the 2005/6 converted garage.
- 3.2 The extension will be a simple single storey extension in the same style as the existing. The extension will be 3.0m long. This will provide for an enlarged kitchen / dining / family room. The extension will be constructed of timber frame with brick infill panels and treated softwood cladding where indicated.
- 3.3 Extracts of the existing and proposed plans are inserted below.



Existing side elevation

3.4



4. RELEVANT PLANNING POLICIES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration that attracts significant weight.
- 4.2 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Sections 66(1) and 72(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings, as well as the protection of the character and appearance of a Conservation Area.
- 4.3 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:
- National Planning Policy Framework (NPPF)
 - The Development Plan

National Planning Policy Framework (NPPF)

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- 4.4 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version of the NPPF was published in July 2021.
- 4.5 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.6 Paragraph 11 sets out a presumption in favour of sustainable development and states that for decision making this means approving development proposals that accord with an up-to-date development plan without delay (sub-section(c)).
- 4.7 Section 12 is entitled "Achieving well-designed places". Paragraph 131 explains that good design is a key aspect of sustainable development. Paragraph 135 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.8 Section 15 is entitled "Conserving and enhancing the natural environment". Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which (alongside National Parks and the Broads) have the highest status of protection in relation to these issues.
- 4.9 Section 16 is entitled "Conserving and enhancing the historic environment". Paragraph 207 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.10 Paragraph 212 states 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). Paragraph 215 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.
- 4.11 Paragraph 206 states that proposals that preserve elements of the setting of a Conservation Area that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Development Plan

- 4.12 The Statutory Development Plan covering the application site comprises the Wiltshire Core Strategy (2015). The most relevant policies in the consideration of this application are as follows:
- 4.13 Core Policy 57 Ensuring high quality design and place shaping sets out 14 criteria which all new developments must meet, including alterations to existing buildings. Specifically, criterion (iv) requires development to be sympathetic to, and conserve historic buildings, and criterion (xii) requires the use of high standards of building materials and finishes.
- 4.14 Core Policy 58 Ensuring the conservation of the historic environment states that development should protect, conserve and enhance the historic environment. Designated heritage assets should be appropriately enhanced in a manner appropriate to their significance.

5. PLANNING AND HERITAGE ASSESSMENT

- 5.1 The Planning and Compulsory Purchase Act (2004) requires that Planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.
- 5.2 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Section 66(1) and 72(1) confirms that special regard should be given to the preservation of the special historic and architectural interest of Listed Buildings and their. In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Listed Buildings and Conservation Areas, and this needs to be the primary consideration when determining the acceptability of the proposals. It is also important to consider where the proposals cause harm. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to the Listed Building and Conservation Area as a whole, in the context of paragraphs 214 and 215 of the NPPF.
- 5.3 The Planning Practice Guidance clarifies that within each category of harm ('less than substantial' or 'substantial'), the extent of the harm may vary and should be clearly articulated.
- 5.4 The proposed extension would be located to the rear of the property and would not be visible. It would also be attached to the more modern conversion which isn't included in the listing description.
- 5.5 The extension follows the line of the original garage and outbuildings, converted in 2005. The style, materials and look will be the same, but 3.0m bigger. It would be entirely in keeping with the character host dwelling.

- 5.6 The siting of the extension to the rear of the property will ensure that the rural character of the area is retained and therefore that the heritage significance of the wide vicinity is preserved with no harm.
- 5.7 Similarly, the siting of the extension to the rear and attached to the more modern aspect of the property will ensure that the historic significance of the main house (which is mainly derived from its original thatched element and its front elevation) will also be preserved. There is not considered to be any harm to the heritage significance of the Grade II Listed Building, however if the LPA consider the proposals lead to less than substantial harm (at the lower end) then the public benefits of facilitating small scale modernisation of historic properties to enable their long term retention and viability is considered to outweigh the very limited harm.

6. SUMMARY AND CONCLUSION

- 6.1 Householder planning permission and Listed Building Consent is sought for a single storey extension to the rear of number Southend House, Hallam, Wiltshire.
- 6.2 The proposed extension would be attached to a modern addition to the original Grade II listed building. The extension would be subservient to the property as a whole and has been designed to be in keeping with its host dwelling in terms of materials.
- 6.3 The proposed extension is entirely contained to the rear of the property and will not alter its original character or the rural character of the surrounding area. Furthermore, the siting of the extension, topography of the surrounding area and intervening landscaping will ensure that the extension is largely screened from public views across the neighbouring agricultural land.
- 6.4 The proposals will not harm the heritage significance of the Grade II Listed hosting building or its neighbours and will preserve the heritage significance of the Area. The proposals will also ensure the landscape and scenic beauty of the National Landscape is conserved. In summary the proposals will therefore fully comply with national and local policy regarding heritage, design and landscape and it is respectfully requested that planning permission and Listed Building Consent are granted.

