

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09281
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	DARK HORSE HOUSE, 2 GRASSHILLS LANE, ALDBOURNE, MARLBOROUGH, SN8 2EH
DEVELOPMENT DESCRIPTION:	Single Storey Detached Carport
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a detached carport within the front garden of this single storey, detached dwelling.

The proposed carport would be located in the north-eastern corner of the site, close to the site boundary and to the north of the existing highway access and driveway leading to the front of the property.

The structure would measure approximately 6.5m wide, 5.6m deep and have an overall height of 4.3m. The pitched roof would be parallel with the driveway and northern side boundary of the site.

This open front structure would have horizontal, timber elevations, a brick plinth and brown, roof tiles to match the host dwelling.

In terms of internal space, the carport would accommodate two vehicles.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached, single storey dwelling set on the western side of Grasshills Lane in Aldbourne. The application property benefits from highway access into the site with the dwelling set back from the highway boundary. The site is bounded by mature hedgerows and on the western side of the lane, the land rises with the dwellings on that side being topographically higher than those on the east. The architectural vernacular of the dwellings in this location leans towards brown brick dwellings, with brown, clay roof tiles and which appear to be of a similar mid-century design, albeit there are variations in size and individual detailing. There is an open and semi-rural character to this part of Aldbourne with soft landscaping and grassed highway boundaries.

The application site is within the defined settlement boundary of Aldbourne, but outside the designated Conservation Area and distant from its numerous listed buildings.

PLANNING HISTORY

Proposal / Summary
K/13930 - Full planning permission Decision - Approved with Conditions Date: 2/5/1989 – MODIFICATION TO EXISTING BUNGALOW & NEW GARAGE

K/45826 - Full planning permission Decision - Approved with Conditions Date: 19/8/2003 – The erection of conservatory to rear.

K/46516 - Full planning permission Decision - Approved with Conditions Date: 27/11/2003 – Erection of conservatory to north side of bungalow.
--

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Aldbourn Neighbourhood Plan - Made March 2023

Policy 8 – High Quality Design

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011 - 2026

Car Parking Strategy

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)
National Design Guide

CONSULTATION RESPONSES

Parish/Town Council: No objection

WCC Highways: No Objection

The location of the carport would not interfere with visibility and the proposal offers adequate turning dimensions within the site.

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Detached garages and carports are not uncommon in this part of Aldbourne, with many being built of brick to match the properties. In this respect the proposed carport would not look out of character and the front amenity space of the dwelling is considered suitably spacious to accommodate the development without becoming too constrained or cramped.

It is noted that the existing grassed area where the carport would be located is higher than the driveway, with the house sitting at the highest point on the site to the west. As the carport would be set down level with the driveway, it is considered that it would result in subservient structure and its open fronted form would visually lighten the visual impact.

The use of timber cladding for the elevations and the matching, brown roof tiles would also help assimilate the structure into the site and setting. A condition to ensure that the development is carried out in accordance with the submitted plans can be appended to any grant of permission and is considered to be reasonable, necessary and relevant to the development.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Albeit set within the front amenity space, the site benefits from a relatively spacious front amenity area with the row of dwellings on this side being set back and topographically higher than the highway. With the ground level of the carport being level with the driveway and noticeably below the grassed front lawns of the application site and the neighbouring site to the north, would result in a visually lowering of the structure when viewed from neighbouring gardens. The proposed structure is therefore not considered to result in loss of light, overshadowing or loss of outlook to un-associated neighbouring occupiers.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The site is located within the North Wessex Downs National Landscape and particular attention must be paid to the siting of new development in this visually sensitive location. However, the site is within the defined settlement and residential area of Aldbourne, is considered relatively minor in terms of bulk and scale and would be seen against the backdrop of other similar structure and residential dwellings in this location.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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, all received on 25 November 2025

Application Form

2GH.MP01 Location Plan and Proposed Block Plan

2GH.MP02 Proposed Carport Plans and Elevations

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

3. The materials to be used in the construction of the external surfaces of the development shall be as stated on the submitted documentation and drawings hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.