

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## DELEGATED REPORT

|                                 |                                                                |
|---------------------------------|----------------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/09404                                                  |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                                |
| <b>SITE ADDRESS:</b>            | The Old Courts, Back Lane, Marlborough, SN8 1JJ                |
| <b>DEVELOPMENT DESCRIPTION:</b> | Timber orangery and garden room to replace existing structures |
| <b>RECOMMENDATION:</b>          | <b>That Planning Permission be GRANTED</b>                     |

### PROPOSAL

The proposal seeks planning permission for the replacement of two, rear elevation, single-storey projections on this detached dwelling, with similar structures in the same location.

The proposed projection on the eastern side of the rear elevation would replace the existing projection in width, height and overall design, but be approximately 1.8m deeper. This would result in the structure measuring approximately 5.75m deep, 4.75m wide and with an overall ridge height of 4.4m. Window openings are proposed within all three side elevations with two rooflights in the eastern side roof slope.

The proposed replacement structure on the western side of the rear elevation would replace a glazed conservatory. This structure would resemble an orangery with a brick dwarf wall at the base and glazed walling above. A parapet eaves line would conceal a flat roof with a large, glazed roof lantern. Overall measurements would be approximately, 4.75m wide by 4.75m deep. The parapet line would be approximately 3m high with the proposed glazed lantern extending up a further 0.75m.

The development would provide for the enlargement and enhancement of the existing ground floor habitable accommodation only. In terms of materials detailing, matching brickwork, roof tiles and timber fenestration is proposed

### SITE DESCRIPTION/CONTEXT

The application site comprises a two-storey, detached dwelling which lies within the defined settlement boundary of Marlborough. The property is set back within its site and benefits from a spacious front and rear amenity spaces with a detached garage located forward of the property. There are similar red brick properties within the locale, but overall there is a mix of architectural designs, palette of materials and size of dwellings in this part of the residential area of Marlborough.

Set outside of the designated Marlborough Conservation Area, the site is washed over by the North Wessex Downs National Landscape.

## PLANNING HISTORY

| Proposal / Summary                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------|
| 21/00509/FUL - Full planning permission Decision - Approve with Conditions Date: 24/3/2021 – Erection of single storey extension |
| PL/2025/09404 - Householder planning permission – Timber orangery and garden room to replace existing structures                 |

## 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

Marlborough Neighbourhood Plan: Made March 2023

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

## CONSULTATION RESPONSES

Marlborough Town Council: No objection

## 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.

The proposed rear projections would largely replace the existing structures on the site. The footprints of both structures would be marginally larger with the western structure incorporating a flat roof and glazed roof lantern. In terms of bulk, scale and design there would be a minimal increase in the built form on the site. There are very limited views of the proposed works from the public realm and there are no heritage assets within the immediate vicinity. The matching materials would help assimilate the development into the site and setting which is considered acceptable in this instance.

There is no objection from the Town Council and no representations from neighbouring occupiers have been received. Albeit the site is washed over by the North Wessex Downs National Landscape, the development is closely associated with the existing built form on the site and in this setting and there would be no views from the wider landscape.

A condition to ensure that the development is carried out in accordance with the proposed plans and palette of materials is considered appropriate and necessary, meets the statutory tests and can be appended to subsequent Decision Notice.

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. In this instance, there is not considered to be any significant increase to adjacent neighbouring occupiers over that which can already be undertaken in a residential property and its site.

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

### 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.

As previously opined, the proposed development largely replaces the structures that already exist on the site. There are very limited views from the public realm and if any views are available from the wider setting, these would be of the existing dwelling and its main built form with the proposed extension seen against that backdrop.

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.**

2 WM13 – Plans

Application Form. Received on 01 December 2025

Design and Access Statement. Received on 01 December 2025

13234/04 Rev A. Location Plan. Received on 03 December 2025

13234/03 Site Plan. Received on 03 December 2025

13234/01 Existing Floor-Elevation Plans. Received on 01 December 2025

13234/02 Proposed Floor-Elevation Plans. Received on 01 December 2025

3 WB5 – Materials to match