

## Wiltshire Council Planning Consultation Response

23 January 2026

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**Application No:** PL/2026/00194  
**Demolition of existing dwelling and associated outbuildings and erection of a replacement dwelling; with associated parking, landscaping, private amenity space and access arrangements.**  
**Astra Cottage, Oare, Marlborough, SN8 4JA**

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

### **Recommendations:**

|                                     |                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------|
| <input type="checkbox"/>            | No comment                                                                  |
| <input type="checkbox"/>            | Support in principle subject to amendments to the scheme (as set out below) |
| <input type="checkbox"/>            | Support subject to conditions (as set out below)                            |
| <input type="checkbox"/>            | Object (for reasons set out below)                                          |
| <input checked="" type="checkbox"/> | 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 property is modern bungalow located just outside of Oare Conservation Area and situated opposite a Grade II listed building.

**Proposal:** The proposal seeks the demolition of existing dwelling and associated outbuildings and erection of a replacement dwelling; with associated parking, landscaping, private amenity space and access arrangements.

**Relevant planning history:** K/82/0850 - Single Storey dwelling and garage (approved); K/81/0383 - Two-storey dwelling and garage (refuse); K/82/0102 – One dwelling (approve).

**Issues:** impact on the setting of neighbouring 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, the application is accompanied by a "Design & Access Statement" which provides sufficient information to understand the impact of the proposals and is proportionate to their scope. The requirements of the NPPF are therefore met in this respect.

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 existing building is of no significance due to its modern construction. Its only interest is due to its impact on the setting of Oare Conservation Area and the listed building located opposite.

**Assessment:** The site is located just outside of the boundary of Oare Conservation Area and is located opposite a Grade II listed building. The existing house is located in the north eastern corner and is of no particular architectural merit. The existing detached garage is located in the south western corner of the site.

There are neighbouring properties located to either side and to the rear of the existing property. The western boundary adjoins the garage for Ashley Cottage which appears to be separated from the main house by the public footpath to the South of the site. Further South of Ashley Cottage, however still adjoining the site, is the Paddock and to the North of the site is Yew Cottage. To the East and rear of the site is Mariners Oak.

The proposal seeks the demolition of existing dwelling and associated outbuildings and erection of a replacement dwelling; with associated parking, landscaping, private amenity space and access arrangements.

Building types are varied in the locality and include bungalows, detached houses, traditional and more modern stone and rendered houses and industrial units on the outskirts.

The local building characteristics include a combination of distinct architectural features such as a simple built form with prominent gable ends, bookend chimneys, prominent chimney features and an ordered window arrangement.

The material palette typically consists of red stock brick, weatherboarding and there are also a number of buildings that are either rendered, in whole or part, or have painted brickwork. Roof materials are primarily slate or clay roof tiles and thatched roofs.

The proposed building has been sited in a similar position to the existing building to ensure the privacy of the occupants of adjacent houses is not affected. By rotating the orientation of the building, the proposed dwelling would be positioned gable end on to the road, complementing the gable end facing the road of Yew Cottage and The Paddock. The position of the building on the site respects the established build line to the rear of Mariners Oak and the garage for Ashley Cottage.

Consideration has been given to minimise the height by incorporating first floor bedrooms within the roof. This reduces the height of the proposed building to 1.5 storeys in response to the height of the adjacent buildings.

The form is simplified with a prominent gable end. The proposed windows have been carefully considered in relation to their internal position while providing an ordered facade arrangement. Windows on the ground floor are typically larger while first floor windows have been maintained smaller to contribute to the facade hierarchy with distinction between ground and upper. To the rear, the chimney is a key architectural feature while larger windows reinforce the connection with the landscape.

The proposed material palette has been carefully selected in relation to the existing context to include a simple set of robust materials. Inspired by the proposed red brick of the Old Bakery, the proposed red tone brickwork will be the predominant material, with accents of timber doors and light grey toned metal-framed windows. The proposed roof material is a slate roof, reflecting the

character of the Old Bakery and other surrounding buildings. The roof for the single storey element consists of a flat green roof with a zinc fascia.

Architecture details add interest to the elevation and range from a subtle natural stone plinth to provide a strong base to the building and draw attention to the entrance or subtle complementary banding such as soldier coursing in the same brick colour or soldier brick headers to the windows.

**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 impact of the proposals on heritage assets will be neutral and the requirements of current conservation legislation, policy or guidance are considered to be met and there is therefore no objection to the approval of the application.