

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08675
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Glebelands Bungalow, Mildenhall, Marlborough, Wilts, SN8 2LR
DEVELOPMENT DESCRIPTION:	Side extension and addition of first floor to existing bungalow.
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

The proposal seeks planning permission for the proposed side extension and addition of first floor to the existing bungalow known as Glebelands Bungalow in Mildenhall. The addition of the first floor will require an increase in height of the bungalow.

Based on the submitted plans, this proposal is similar in nature to the previously approved plans under planning permission PL/2025/05200, with a number of differences. Nevertheless, a full assessment has been carried out based on the submitted plans in this report.

SITE DESCRIPTION/CONTEXT

The application site is related to Glebelands Bungalow, a detached bungalow which is set back by approximately 63 metres from the public highway to the south. The site has a private access from the public highway.

The application site is subject to the following planning policy constraints:

- AONB - North Wessex Downs
- Agricultural Land Classification - Grade 3
- Countryside Character Areas - Berkshire and Marlborough Downs
- Conservation Areas - MILDENHALL
- Historic Buildings Sites and Monuments Records - Outfarm in Mildenhall
- Areas Susceptible to Ground Water Flooding
- Archaeology Point - Outfarm in Mildenhall

PLANNING HISTORY

Proposal / Summary
K/37749 – Householder planning permission Decision – Approve with Conditions Date: 23/07/1999 – Alterations to external elevations of exiting garage and stable building.
K/35956 – Full planning permission Decision – Refused Date: 26/11/1998 – Alterations to external elevations of existing garage and stable building to form granny annex.

K/59700/F – Full planning permission Decision – Refused Date: 30/10/2008 – Change of use of annex from uses incidental to main dwelling house, to occupation as a separate residential dwelling.

K/52567/F – Full planning permission Decision – Refused Date: 02/08/2005 – Change of use of the annex from an incidental residential use to a use as a separate independent dwelling.

14/10110/CLE – Lawful development: Existing use Decision – Approved 17 December 2014 – Use of 'The Bungalow' as an independent dwelling with associated residential curtilage.

PL/2023/10600 – Removal/variation of conditions Decision – Approved 5 February 2024 – Removal of condition 2 on K/37749 relating to occupancy condition.

PL/2025/05200 – Householder planning permission Decision – Approved with conditions 16 September 2025 – Proposed side extension and addition of first floor to existing bungalow.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 62: Development Impacts on the Transport Network

Marlborough Area Neighbourhood Plan 2021-2036:

- Policy MARL12: Design Guidance for Mildenhall
- Policy MARL17: Conserving the Scenic Beauty of the AONB

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

Mildenhall Parish Council: No objection

- Suitable and reasonable adjustments proposed.

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 heritage assets, character and context of the area

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 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP57 'Ensuring high quality design requires a high quality of design in all new developments' requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Policy MARL12 sets out proposals must conserve and reinforce the Conservation Area's key design principles, including its enclosed gardens and boundary treatments, mature hedges and trees, varied building setbacks, and simple, traditional architectural forms. In addition identified a requirement for proposal to avoid inappropriate, dominant, or visually intrusive alterations by ensuring subservient additions, roof forms that reflect the local vernacular, and careful control of dormers, extensions, and other changes that could disrupt established proportions or the traditional roofscape.

Assessment

The existing dwelling is situated partially within the Conservation Area of Mildenhall. Based on historic planning records, the property originally served as an annex to the adjacent dwelling known as Glebelands Cottage. In its current form as a standalone residence, the application building is considered to be backland development in nature. Taking in account both its historic context and its location in proximity to the Conservation Area, the design of the dwelling has been purposefully designed and intentionally kept subservient to minimise its visual and spatial impacts on the Conservation Area.

The existing dwelling is also considered simplistic and plain in its appearance. Whilst the proposal would result in a chalet appearance, the proposal is still considered subservient with similar styles of roof form.

The proposed materials are different to the existing, however, the proposed external walls materials would largely reflect the character of the existing, and the proposed roof materials would better reflect the character of other properties within the area in comparison with the existing. Furthermore, given its distance from the public highway, the existing topography and dense trees within the vicinity, the application site is largely obscured from the public realm, its impacts are therefore considered limited.

However, based on the submitted Covering Letter, the proposed large dormer to the rear (north) elevation has been proposed to provide sufficient headroom for additional floor area within the first-floor bathrooms and bedroom. This alone is directly contrary to the guidance set out in the Wiltshire Design Guide, which states that dormers should *only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area*.

While the site context has been taken into account, including the position of the proposed large dormer on the rear elevation and the screening from the trees and hedgerows, the flat roof dormers nevertheless result in a form that is inappropriate in scale and design. Flat roofed dormers are already identified as having a detrimental impact on the character of this conservation area. The introduction of a wide, visually dominant dormer, albeit only onto a rear elevation that faces away from the public realm, is considered poor design that cannot be supported. Furthermore, the introduction of such an excessively wide and large dormer at first floor level is considered to further exacerbate this impact by disrupting the traditional proportions of the roofscape and undermining the simple, cohesive architectural form of the original dwelling. It is considered that the proposed dormer would appear incongruous and detract from the architectural character of the original and proposed building and diminish its contributions as backland development to the conservation area. There may be a private benefit for the current and future occupiers of the dwelling, however, no public benefit has been identified to enable the assessment of whether the harm identified is outweighed by any public benefits. For these reasons, the proposed dormer would give rise to an unacceptable level of harm to the overall design and heritage assets and cannot be supported.

Conclusion

The proposal does not represent high-quality design resulting in harm to the character and appearance of the locality. It would also fail to preserve or enhance the character and appearance of the conservation area. The development is therefore contrary to the design principles set out in Appendix D of the Wiltshire Design Guide, Policy MARL12 of the

Marlborough Area Neighbourhood Plan, Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy, the relevant provisions of the National Planning Policy Framework, and Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application must therefore be refused on design grounds.

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.

Loss of Light / Overshadowing

Given the distance between the application dwelling and the neighbouring properties, with approximately 34 metres to the nearest, it is not considered that the proposal would result in any overshadowing effects on the amenity spaces of neighbouring properties.

Loss of Privacy

The application site is well-screened by mature trees and dense hedgerows along its boundaries. Whilst the proposal would result in dormer windows at first floor level, these would not have any overlooking impacts on the amenity spaces of neighbouring properties.

Overbearing Impact

Given the distance between the application dwelling and the neighbouring properties, with approximately 34 metres to the nearest, it is not considered that the proposal would result in any overbearing impacts on the amenity spaces of neighbouring properties.

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 submitted plans indicate that three car parking spaces can be accommodated on-site, however, no information to demonstrate sufficient turning area has been provided. Therefore a condition requiring submission of further details post-determination is considered necessary.

The constraints of the site access would require building materials and associated vehicles to be managed. Therefore, it is considered reasonable to impose a pre-commencement condition requiring a Construction Management Statement should permission be granted.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision, as well as a Construction Management Statement, are to be secured via conditions in accordance with Wiltshire's adopted parking standards.

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 189, 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.

Whilst the site lies within the National Landscape and involves an increase in height, it is not considered significant. Furthermore, the site is positioned at a low point of the surrounding fields, with mature trees and dense hedgerows around its boundaries, therefore, it is not considered that the proposal would result in unacceptable harm to the integrity of the National Landscape or the rural setting.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the NPPF in conserving and enhancing the National Landscape.

Other issues

N/A

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.

CONCLUSION

The proposed development, by reason of the identified harm, is considered to conflict with the aims and objectives of the Wiltshire Core Strategy and the National Planning Policy Framework. The proposal fails to demonstrate compliance with the relevant policies and guidance, and no overriding material considerations have been identified that would justify a departure from the development plan.

Accordingly, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED.

Reasons for refusal

1. By virtue of its excessive dormer width, flat-roofed form and poor proportional relationship to the host roof, the proposal fails to achieve subservient additions, vernacular-consistent roof forms, and the careful control of dormers and extensions required by the Mildenhall Conservation Area Design Code (Policy MARL12), which seeks to avoid inappropriate, dominant and visually intrusive alterations in this highly sensitive context. The scheme therefore represents poor design that does not respond positively to local character, contrary to MARL12 of the Marlborough Area Neighbourhood Plan, Core Policy 57 (i & iii) of the Wiltshire Core Strategy and the Wiltshire Design Guide (Appendix D), and is inconsistent with NPPF paragraphs 131 and 135, which require context-responsive, high-quality design.
2. The scale, bulk and form of the proposed dormer would appear incongruous and visually dominant, disrupting the simple, traditional roofscape and proportions that contribute to the significance of the Mildenhall Conservation Area; as such, the development fails to conserve or enhance the area's character as required by Policy MARL12's design code for the Conservation Area and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the absence of clear and convincing justification or public benefits, the identified harm is not outweighed, and the proposal conflicts with Core Policy 58, NPPF Chapter 16, and the local conservation-led design guidance.