

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09927
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Greenfield, Westcourt, Burbage, Marlborough, SN8 3BN
DEVELOPMENT DESCRIPTION:	Single-storey rear extension and detached garage
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The proposal seeks planning permission for a single-storey rear extension and external alterations and erection of a detached garage, relating to a domestic dwellinghouse.

The extension (measures approx. 13.6m wide, 4m deep, and max height 4.3) has dual gable roof and brickwork walls. External alterations include bricking up existing front porch. The detached garage (measures approx. 6.7m wide, 6m deep, and max height 4m) has two bays, a gabled roof, and brickwork walls.

Revised plans were received 22 January 2026 together with changes made to the description of development. All interested parties were notified of the revisions.

SITE DESCRIPTION

The application site is a detached single-storey dwelling known as Greenfield. It has walls of brick, a gabled tile roof, uPVC fenestration, a detached garage, and front and rear gardens. Its setting is characterised by the rural street scene and landscape surroundings. It is in open countryside outside the settlement boundary of Burbage. Relevant designations and constraints include the North Wessex Downs AONB.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS)

- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and New Development (CP61)

Burbage Neighbourhood Development Plan – Made 2018 (BNDP)

- Policy 1 – Development Strategy

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

North Wessex Downs Management Plan 2019-2024

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Burbage Parish Council – No responses received at time of report being prepared.

Wiltshire Council's Highways Team – No comment (29/01/2026). No objection (03/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance, including regard to the National Landscape

CP51 and CP57 together seek to ensure all new development, including extensions and alterations to existing buildings, delivers a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself and the natural and built features of its landscape or townscape setting, including the special qualities of valued landscapes.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a

subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The application site is 20th century bungalow in the open countryside of the North Wessex Downs National Landscape, formerly and legally known as an Area of Outstanding Natural Beauty (AONB), where there is a duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended).

The proposed extensions and alterations represent a considerable addition to the existing dwelling, but the design features scale, form and details that would integrate effectively with the existing building. The replacement garage is considerably larger than the existing modest outbuilding, but it is set back with a subservient roof height and is designed appropriately in the context of the existing dwelling and wider street scene. There is some divergence in proposed materials (using cladding for the garage compared with brickwork, and clay tiles in contrast to the concrete), but such a change is not considered to be inappropriate, offering a degree of complimentary finish. In any event, brickwork to match the existing property is specified for the extension thereby ensuring the substantive part of the development matches.

The development's design is considered to respond appropriately to the features of the site and its rural setting and would not harm the character and appearance of the area. Furthermore, the development will take place within a well defined residential curtilage and as such, will not erode the natural beauty of the National Landscape.

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal satisfies the expectations of adopted design guidance and CP51 and CP57 of the Wiltshire Core Strategy. It would not conflict with Policy 1 of the Burbage Neighbourhood Plan, which seeks to ensure development outside the settlement of Burbage is subservient to the main building.

Amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are Windyridge (north) and The Cottage (west). No letters of representation were made by members of the public raising matters relevant to the consideration of effects on residential amenity.

The development would maintain the single-storey scale of the dwelling and the considerable separation distances between dwellings. It would not introduce high-level openings or built

form that, on account of its scale, massing and proximity to neighbours, would appear unduly overbearing or significantly overshadow neighbouring land.

The development would safeguard the amenity afforded to existing and potential future occupants of the site and neighbouring land, thereby satisfying the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highways and parking

The development would not change the bedroom quantum, and the proposed garage does not meet minimum size standards. However, there is sufficient space on the site to park cars. There is no proposed change to the means of access.

The Council's Highway Engineer has raised no objections to the proposal and there is no evidence or reason to adopt a different approach. Accordingly, the proposals are not considered to result in an unacceptable impact on highway safety and the residual cumulative impact on the road network would not be severe. The proposals will therefore meet with the requirements of policies CP57 and CP61 to the Wiltshire Core Strategy as well as relevant paragraphs to section 8 to the NPPF.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The decision notice should include an informative reminding the applicant of the requirements.

CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. It would not conflict with the provisions of the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been met, and the application should be supported.

RECOMMENDATION: That planning permission be GRANTED subject to the following 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 and documents:

Proposed Roof Plan and Garage Elevations and Floor Plans. 1597-03 Rev D. Received 16 January 2026.

Proposed Block Plan, Elevations and Floor Plans. 1597-02 Rev F. Received 22 January 2026.

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