

Wiltshire Council Planning Consultation Response

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Fiona Webb
Senior Conservation Officer (Consultant)
Wiltshire Council Conservation (Central)

Officer's Name: Joe Leesam
Officer's Title: Planning Officer

Application No: PL/2026/00606
Proposed single storey rear extension, replacement garage and alterations
Athelstan House, Easton Royal, Pewsey, SN9 5LZ

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

Recommendations:

☒	Comment
☐	Support in principle subject to amendments to the scheme (as set out below)
☐	Support subject to conditions (as set out below)
☐	Object (for reasons set out below)
☐	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 a Non Designated Heritage Asset located in Easton Royal Conservation Area. The property also affects the setting of listed buildings in the locality.

Proposal: The proposal seeks a single storey rear extension, replacement garage and alterations.

Relevant planning history: None

Issues: impact on the significance of Non Designated Heritage Asset (NDHA), 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, whilst the applications are accompanied by a "Design and Access Statement" the document fails to provide any objective assessment of the fabric affected, its date or significance or of the impact of the proposals and, as a result, it fails to meet the requirements of the NPPF.

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 significance of the building lies largely with its historic fabric and architecture - its form, layout and architectural expression/detailing and use of high-quality vernacular materials which have significant aesthetic and architectural interest and which contribute to the character of the conservation area.

Assessment: The property is a Non Designated Heritage Asset located in Easton Royal Conservation Area; it is highlighted as a significant non listed building in the conservation area appraisal and makes a positive contribution to the character and appearance of the conservation area.

This application is seeking permission to partially remove the existing lean-to extension to the rear and replace with a single storey extension. Insertion of 2 new window openings. A bathroom window and a small larder window on the side (north) elevation and also a new door on the same elevation which is in place of an existing window. The first floor bedroom window on the front (east) elevation is being reduced in width but is utilising the same structural opening. The french doors with fully glazed side panels on the rear (west) elevation are being replaced with a pair of french doors. The existing structural opening is simply being infilled. The existing dilapidated concrete block & timber garage outbuilding is being replaced with a new timber frame garage with adjoining workshop / garden store. The proposal is to replace the existing painted timber casement windows with aluminium windows finished in a light / mid grey colour.

Taking each point in turn below:

Single storey rear extension:

The existing rear extension is uniform in character and is a sympathetic mono pitched addition. The proposal is to remove the central element of the existing extension and replace it with a larger hipped roofed extension providing a large open plan kitchen dinning room at the rear of the property.

Whilst there is no in principle objection to a small single storey extension this needs to be in keeping with the simple form of the existing building and its predominantly linear form. Also, any extension would need to be in keeping with the uniform nature of the existing building rather than being seen as a planted on addition. The parapet It is also a rather formal addition rather than a vernacular form. The materials of the proposed extension are also not clearly specified on the drawings. Exposed brickwork would not be considered appropriate. Neither would modern details such as brick soldier heads.

As such I am concerned at the boxy nature of the extension and its lack of integral design to the existing building in order to maintain the uniform character of this NDHA.

Insertion of 2 new window openings and partial blocking up of bedroom window:

The two new window openings are both in the original part of the NDHA and would serve a proposed ensuite and a pantry. In conservation terms the new openings are regretful as would involve loss of historic fabric. The proposed new window for the ensuite bathroom is particularly regretful as there is an existing window to the bedroom which is proposed to be partially blocked for the creation of the ensuite; this would also partially block up an original first floor window on the front elevation.

In the case of the new window for the pantry, I would question whether this is necessary since, a windowless pantry is often preferred for keeping food cool, dark, and fresh. While windows offer natural light, they can cause temperature fluctuations and damage food with sunlight. Good ventilation (e.g., a vent or regular door opening) is more important than a window.

New door on north elevation and French Doors on west elevation:

Both elements are considered acceptable as are in the modern extension and are well detailed.

Replacement timber frame garage:

This is considered acceptable and a sympathetic replacement.

Replace the existing painted timber casement windows with aluminium windows finished in a light / mid grey colour:

No windows schedule has been provided on the age, condition or significance of the existing windows and why their fully replacement is needed. Also some product information would be helpful in order to assess the likely impact of the proposed works on the NDHA.

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.

As such amendments and further details are required.