

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00216
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	3 Manor Farm Cottages, Winterbourne Monkton, Swindon, SN4 9NW
DESCRIPTION:	Double-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The Local Planning Authority The proposal seeks planning permission for a double(/two)-storey rear extension. The extension comprises two levels; ground floor flat-roofed projection with picture windows and sliding doors, constructed from brickwork walls with stone coping to eaves (measures approx. 8.4m wide, 5.4m deep, and 3m max height), and first-floor double-gabled projection with Juliet balconies, constructed from timber cladding and tiles to roof (measures approx. 8.4m wide, 2.45m deep, and 7.5m max height).

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 3 Manor Farm Cottages. It has walls of brick and timber cladding, a gabled tile roof, sage casement fenestration, front driveway and rear and side garden. Its setting is characterised by a small cul-de-sac part of a hamlet of traditional buildings arranged around a church, within bucolic landscape surroundings. It is located in association with the small village of Winterbourne Bassett which has no defined settlement boundary. Relevant designations and constraints include a Grade II listed church¹, the North Wessex Downs National Landscape (formerly and legally known as an Area of Outstanding Natural Beauty (AONB)), nearby Priority Habitat (west), and non-designated heritage features recorded on the Swindon and Wilts HER. The boundary of the Stonehenge, Avebury and Associated Sites World Heritage Site is approx. 835m to the southwest, where the Windmill Hill Scheduled Monument² is a prominent feature.

¹ Church of St Mary Magdalen [NHLE: 1033812].

² A causewayed enclosure, the core of a round barrow cemetery, part of a prehistoric field system and an associated mortuary enclosure on Windmill Hill [NHLE: 1008446].

PLANNING HISTORY

19/11962/FUL - Change to front dormer design on existing dwelling. Two storey side and rear extensions with dormers to match (APPROVED WITH CONDITIONS 11/02/2020).

19/04116/FUL - Two storey side and rear extensions (APPROVED WITH CONDITIONS 20/06/2029).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 59: The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting

Saved policies of the Kennet Local Plan 2011 (KLP)

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

Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site SPD

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Berwick Bassett and Winterbourne Monkton Joint Parish Council – Support, commenting that the extension is very attractive to the rear of the property which blends in well with the existing building, that there are no other buildings within view as it faces open fields, and that there is separate access across a field to the side of the property so there should be little impact on neighbours and residents of the village during the building process (11/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 10 February 2026. No letters of representation were made by members of the public.

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 and setting of heritage assets

CP51, CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet 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, its landscape or townscape setting, and the value of the natural and historic environment.

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 dwellinghouse has already been considerably altered and extended, but in such a way that all additions appear subservient to the original building. The proposed

extension adds considerably to the massing of already-extended dwelling, albeit on the less visually sensitive rear elevation.

The proposed ground floor projection aesthetically contrasts because of its blocky form, but its brickwork walls would aid its integration with the host dwelling. The first-floor projection would reference the gabled forms and timber cladding of the host dwelling, albeit without a ridge or eaves that would usually articulate its subservience to the existing building. Nonetheless, the design respects the architectural style of the dwellinghouse, and which the Joint Parish Council observed similarly in commenting in support of the application.

The extension features expansive glazed openings; however, it is not considered that the effect of internal lighting would materially harm the tranquillity or dark skies of the local area. Furthermore, and while the site is in the North Wessex Downs National Landscape, it is primarily observed against existing built form and in an established residential curtilage. It would not harm the landscape character, not conflict with the 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 site appears in some views with the Grade II listed Church of St Magdalen. In so far as is relevant, its significance and special interest comprise its architectural and historic interest, and the contribution made by its setting. The proposed development relates well to the existing dwellinghouse, and the separation distance and intervening boundary features would ensure the setting of the listed building would be preserved, to which special regard has been had in exercise of the duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The boundary of the Stonehenge, Avebury and Associated Sites World Heritage Site (WHS) is found a considerable distance to the south, within which Windmill Hill Scheduled Monument (SM) is a prominent feature in the landscape. Having regard to the nature and scale of the development, and the considerable distance and intervening features involved, the development would not harm the significance and outstanding universal value or national importance of the WHS or SM respectively.

The development would not harm the character or appearance of the dwellinghouse or local area, including the National Landscape and nearby heritage assets, subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP51, CP57 and CP58 of the Wiltshire Core Strategy.

Residential 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 2 and 3 Manor Farm Cottages. The consultation response made by the Joint Parish Council indicates that they considered the effect of the development on neighbours and village residents would be acceptable.

The development is a considerable addition to the dwellinghouse, but the local context is such that there is good separation distance between dwellings. The proposed extension is located on the rear elevation, which is directed away from Nos.2 and 3 and overlooks open fields and paddocks. For these reasons, it would not appear unduly overbearing or obtrusive and nor would it adversely affect the privacy enjoyed on neighbouring land.

The development would not harm the living conditions and amenities enjoyed by occupants of neighbouring land or the site itself. Furthermore, it satisfies the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

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), and the decision notice shall include an informative note to such effect.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. Furthermore, it would not conflict with 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 fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Location and Site Plan. KD-24-3MF-PL-00.1. Received 26 January 2026.

Proposed Elevations. KD-24-3MF-PL-02.2A. Received 26 January 2026.

Proposed Floor and Roof Plans. KD-24-3MF-PL-01.2B. Received 26 January 2026.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.