

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09202
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Og House, Ogbourne St George, Marlborough, SN8 1TF
DEVELOPMENT DESCRIPTION:	Extend existing garage and replace roof. Enlarge velux windows to loft conversion. Detached single storey timber framed garage.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for alterations to the host dwelling, the conversion and extension of the attached garage, and the erection of a new detached garage within the front garden.

To the main house, the existing rooflight windows on the roof slope are to be enlarged to increase natural light to the existing loft conversion, with an additional smaller rooflight window proposed on the front elevation to serve a new loft bathroom. On the rear elevation, the existing ground-floor double doors and adjacent window will be replaced with two sets of bifold doors, associated with internal reconfiguration to create an open-plan kitchen and dining area.

The attached garage is to be extended and converted to form additional habitable accommodation which increase the bedrooms from 4 to 6 bedrooms. The extended garage would measure approximately 6.3m in length and 5.6m in width, with an increased ridge height of approximately 6.3m (previously 5.1m) and eaves at around 2.2m. A multi-pitch, barn-style roof form is proposed to maximise headroom within the first-floor accommodation. The conversion would provide a lounge and games room at ground-floor level, with a bedroom and ensuite at first-floor level. External materials are to match the existing dwelling, including facing brickwork, interlocking concrete roof tiles and white uPVC fenestration. External alterations include bifold doors on the front elevation, two ground-floor windows and one first-floor window on the side elevation, two first-floor windows on the front elevation, and a rooflight window on the rear roof slope. The structure would remain broadly on the existing footprint, with increases in length and height.

In addition, the proposal includes the erection of a new detached timber-framed garage to be positioned in the south-west corner of the plot, within the front garden. This building would measure approximately 5.3m in length, 3.2m in width, 4.0m to the ridge and 2.3m to the eaves, with a pitched roof and double barn-style garage doors on the front elevation.

SITE DESCRIPTION/CONTEXT

Og House is a detached dwelling located on Marlborough Road within the southwest boundary of Ogbourne St George. It sits within a residential street characterised by a varied mix of dwelling scales, architectural styles and plot sizes, with properties generally occupying large plots that contribute to a spacious, open character and generous frontages. The wider

surroundings transition quickly to open countryside, with fields lying to the north-west and south-east, reinforcing the rural edge-of-settlement setting. There are no houses positioned directly opposite Og House, which further enhances the openness of this part of the street. The site lies within the North Wessex Down National Landscape (formerly Area of Outstanding Natural Beauty) but is otherwise free from additional heritage or ecological designations.

PLANNING HISTORY

Proposal / Summary
K/46186 - Full planning permission Decision - Approve with Conditions Date: 29/9/2003 – The erection of an extension and conservatory
20/04207/FUL - Full planning permission Decision - Approve with Conditions Date: 20/7/2020 – Proposed construction of new vehicle accesses

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

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

Ogbourne St George Parish Council: No comment.

Highways: No objection.

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 character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The surrounding area displays a wide variety of dwelling types, scales, roof forms and plot arrangements, resulting in a mixed and non-uniform character along this section of Marlborough Road. Within this context, the alterations to the host dwelling, including the enlarged rooflights, additional front rooflight, and replacement bifold doors to the rear, are modest changes that do not materially alter the scale or character of the main house.

The extension and conversion of the attached garage, positioned on the front elevation, represents the most visually prominent component of the scheme. The increase in ridge height from approximately 5.1m to 6.3m, together with the introduction of a more complex multi-pitch barn-style roof, results in a structure that is noticeably taller and bulkier than the existing low single-storey garage. The new roof profile, in particular, introduces additional mass within the frontage, causing the extension to be more visually assertive in views from the public realm. While the enlarged form is less characteristic of the original garage and does present a significant change when viewed from the road, the mixed character along Marlborough Road means that there is no strong or uniform design context, which reduces the visual impact of introducing a larger structure of this form. The street comprises dwellings and ancillary buildings of differing heights, massing and design, with no strong prevailing pattern that new development is required to match. Within this varied context, the increased height and distinctive roof form would not appear out of place or unduly dominant, particularly as the extension remains integrated with the main dwelling and uses matching materials including brickwork, interlocking concrete tiles and white uPVC windows. These material choices help maintain visual continuity and soften the impact of the increased scale.

The proposed detached timber-framed garage is positioned at the very front of the plot, adjacent to the road and behind a line of mature but relatively low hedging. While this brings the building close to public viewpoints, forward-sited garages are a common feature along Marlborough Road, reflecting the large plot sizes and generous front gardens typical of the area. The modest scale and simple pitched-roof form of the building, along with traditional barn-style double doors, ensure it reads as a subordinate outbuilding in keeping with the rural-edge character. Although the hedge does not fully screen the structure, it provides some natural softening to the frontage, and the garage would not appear intrusive or visually harmful within the context of other front-of-plot outbuildings.

Taking all elements into account, the proposal as a whole is not considered to cause unacceptable harm to the character or appearance of the site, the streetscene, or the surrounding area. While the attached garage extension is a markedly larger and more visually prominent structure than the existing building, its design is considered to be acceptable within

the varied context of Marlborough Road, and the development remains appropriately integrated with the host dwelling.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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

The extension and conversion of the attached garage increases the overall height and bulk of the structure; however, the dwelling sits on a spacious plot with generous separation to neighbouring properties on both sides. The nearest neighbouring dwellings are set at sufficient distances such that the increased ridge height would not give rise to any material loss of daylight or increased overshadowing. The new detached garage, although positioned forward in the plot, is modest in height and would not cast meaningful shadow over adjacent residential curtilages. As such, no unacceptable impact on light levels is anticipated.

Loss of Privacy

The proposal introduces additional windows to the extended attached garage, including first-floor openings on the front and side elevations, and a velux window to the rear. These windows face predominantly towards the applicant's own large garden areas or towards the public realm and do not directly overlook the primary private garden areas of neighbouring properties. Owing to the distances between dwellings along Marlborough Road and the orientation of plots, the additional fenestration would not result in harmful levels of overlooking. There are no windows proposed within the detached timber garage and would not introduce any overlooking that would compromise privacy.

Overbearing Impact

Although the attached garage extension is noticeably larger and positioned on the front elevation of the dwelling, the generous spacing between plots along this part of the road ensures that the overall massing would not appear oppressive or overbearing to neighbouring occupiers. The increased ridge height is read in the context of wide plot gaps and varied building forms along the street, preventing any undue sense of enclosure. The detached timber-framed garage at the front of the plot is modest in scale and, while visible from the roadside, is insufficient in height or mass to cause overbearing impacts on adjoining 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 proposal would increase the dwelling to a six-bedroom property. Wiltshire's adopted parking standards require a minimum of three on-plot parking spaces for any dwelling with four or more bedrooms. The site benefits from a large frontage and extensive hardstanding, which comfortably accommodates more than the minimum required parking provision. The erection of the new detached garage and extension of the attached garage do not alter the existing site access arrangements, and there are no concerns regarding visibility, access safety, or the ability of vehicles to enter and exit the site in a safe manner.

The Highways Officer raised no objection to the application, noting that the site provides sufficient space to accommodate the required parking provision. Although their assessment referenced the dwelling becoming a five-bedroom property, the requirement of three parking spaces applies equally to six-bedroom dwellings, and the site exceeds this requirement. Therefore, the conclusions of the Highways Officer remain valid.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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 176, 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.

The application site lies within the North Wessex Downs National Landscape and is located within the built-up extent of Ogbourne St George, where the pattern of development forms a clearly defined residential frontage along Marlborough Road. All works remain contained

within the established domestic curtilage and do not encroach into open countryside or alter the surrounding landscape structure.

Views towards the development from the wider National Landscape are limited due to the site's position within the village, existing built form, boundary vegetation, and the linear arrangement of properties along the road. The proposed increase of the attached garage results in a taller and bulkier structure at the front elevation; however, it remains visually read as part of the existing dwelling and does not project into the rural landscape beyond the settlement. The detached timber-framed garage, while positioned close to the road, is modest in scale and partially softened by the existing front boundary hedging. Its simple pitched-roof form is consistent with typical outbuildings found in rural edge-of-settlement locations and does not appear visually intrusive.

The proposals do not introduce lighting, or new built form of a scale that would affect the wider landscape character or erode the rural qualities of the National Landscape and the development is considered to have only localised and limited visibility confined to the immediate streetscene.

Having regard to its scale, siting, and design, the proposal would not harm the special qualities, character, or scenic beauty of the North Wessex Downs National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF, in conserving and enhancing the National Landscape.

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 is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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:

Existing Elevation, Floor Plan, Location Plan; DWG No. 1561-01; Received 21 November 2025

Proposed Elevations & Floor Plans; DWG No. 1561-02 Rev C; Received 21 November 2025

Proposed Sections; DWG No. 1561-04; Received 21 November 2025

Proposed Elevations & Floor Plans [Timber Garage]; DWG No. 1561-03 Rev B; Received 21 November 2025

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.