

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01067
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	21 Cook Road, Aldbourne, Marlborough, SN8 2EG
DESCRIPTION:	Roof alterations to side extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for alterations to the roof of an existing side extension, changing its flat roof to a gabled roof. The increase in height is approx. 1.35m. The gable ends are clad in timber, with a gable window to west end, and each slope of the roof bears two rooflights.

SITE DESCRIPTION

The application site is a detached bungalow known as 21 Cook Road. It has walls of brick, render and timber cladding, a gabled tile roof with flat roof over side garage and extension, uPVC fenestration, front driveway and a rear garden. It forms a row of similar bungalows, set back and slightly elevated from the highway behind a low walls and gardens; its setting is characterised by the spacious layout and homogenous style of dwellings in the immediate suburban street scene. It is in the settlement boundary of Aldbourne.

Relevant designations and constraints include the North Wessex Downs National Landscape (formerly and legally an Area of Outstanding Natural Beauty (AONB)), and No.23 is recorded on the Swindon and Wilts HER [MWI60132].

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)

Saved policies of the Kennet Local Plan 2011 (KLP)

Aldboune Neighbourhood Development Plan (Part A) – Made March 2023:

- Policy 4: Sustainable Design and Construction
- Policy 8: High Quality Design
- Policy 15: Landscape

Aldbourne Neighbourhood Development Plan (Part B) – Made March 2023

- Community Character and Design Statement

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:

Aldbourne Parish Council – No objection (05/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 9 March 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

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Policy 8 of the Aldbourne Neighbourhood Plan seeks to ensure that all new development responds to published design guidance and statements, and that they are designed in a way which takes account of their surroundings in their built form, height, materials, historic character and boundary treatments. Policy 15 seeks to ensure new developments takes account of landscape character including the special qualities of the National Landscape (AONB).

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 site is a bungalow in a style typical and contemporary of the surrounding mid-late 20th century suburban estate, identified as an 'E'-type character area in Part B of the Aldbourne Neighbourhood Plan.

The proposed roof alterations create an unusual appearance; however, the gabled form would reference and be deferential to the main roof. The rooflights create some visual clutter but, and overall, the alterations would satisfy the expectations of adopted design guidance, by appearing as a subservient supporting addition that respects the style of the original building and fits into the street scene.

Although within the North Wessex Downs National Landscape (NL), the development is minor and observed within a suburban context and an existing building. It would not harm the special qualities of the NL, or therefore 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 Parish Council raise no objection, and no other representations were made concerning design and visual amenity. For the above reasons, the development would not harm the character or appearance of the dwellinghouse or local area, including the natural beauty of the NL. This is 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 Policy 8 and 15 of the Aldbourne Neighbourhood Plan and CP51 and CP57 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 20 and 22 Cook Road.

The development would increase the height of the roof to its existing side elevation, along the boundary with No. 22, and introduces rooflights and a gable window. The visual impact would be low and would not cause significant overshadowing or otherwise appear unduly overbearing, and the rooflights and gable window are high-level and would not cause harmful overlooking.

The Parish Council raise no objection, and no other representations were made concerning amenity. For the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable future. Furthermore, it would satisfy 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 the relevant informative note.

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:

Proposed Ground Floor Plan. 3350 Rev B – 03. Received 16 February 2026.

Proposed Roof Plan. 3350 Rev B – 05. Received 16 February 2026.

Proposed Elevations. 3350 Rev B – 07. Received 16 February 2026.

Location / Site Plan. 3350 Rev B – 09. Received 16 February 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.