

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01099
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Brook Cottage, 12 South Street, Aldbourne, Marlborough, SN8 2DW
DEVELOPMENT DESCRIPTION:	Proposal to provide a pergola with a twin wall translucent UPVC roof over the existing paved garden area.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a pergola within the residential curtilage of Brook Cottage, 12 South Street, Aldbourne.

The proposed materials are of clear uPVC cover and timber (hardwood or treated softwood) post and roof members.

Following the officer's request for clarifications, photographs and product specifications of the proposed materials have been submitted and confirmed.

SITE DESCRIPTION/CONTEXT

The application site relates to the property known as Brook Cottage, comprising a traditional thatched cottage, its extension, and a number of outbuildings within the curtilage. The application sites lies within the settlement boundary of Aldbourne and is located within the Aldbourne Conservation Area. The site is also washed over by the North Wessex Downs National Landscape and Area of Outstanding Natural Beauty.

It lies in close proximity to a number of Grade II listed structures and buildings, including the Milestone Opposite Malt House, approximately 4.3 metres to the southeast of the site, and The Old Malt House, with its Malt House in the grounds of No 13 South Street, approximately 18 metres to the east of the site.

Based on the EA flood mapping data, the site is located immediately adjacent to areas identified as Flood Zone 2 and 3, with part of the curtilage on the eastern side lying partly within these flood zones. It also lies adjacent but outside areas identified to be at risk of surface water flooding at 3.3% AEP extent. Based on the 2024 Wiltshire Strategic Flood Risk Assessment, the site lies within an area identified to be at risk of groundwater flooding to subsurface assets but surface manifestation of groundwater is unlikely.

The site is not subject to any ecological designations.

The application site is subject to the following planning policy constraints:

- Aldbourne Conservation Area
- North Wessex Downs National Landscape

PLANNING HISTORY

Proposal / Summary
K/30403 - Full planning permission Decision - Approve with Conditions Date: 13/10/1994 – The erection of an extension to garage
K/35968 - Full planning permission Decision - Approve with Conditions Date: 25/9/1998 – The erection of a two storey rear extension.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Aldbourne Neighbourhood Development Plan 2021 – 2036

- Policy 8: High Quality Design
- Policy 9: Design in the Conservation Area

Aldbourne Conservation Area Statement (June 2003)

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

Aldbourne Parish Council: 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.

Policy 8 of the Aldbourne Neighbourhood Plan expects all development proposals to respond positively and distinctively to the National Model Design Code and the Aldbourne Parish Community Character and Design Statement.

The proposed scale, overall design, siting and materials considered to be in keeping with the overall character and appearance of the other built form on and outside the site. Furthermore, the siting of the proposed pergola is considered well contained within the site, obscured from any public views. It is not considered that the proposed pergola would result in any harm to the character and appearance of the site and its surrounding areas.

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.

Given the single storey nature of the pergola, and its surrounding natural screening, it is not considered that the neighbouring occupiers would experience any loss of light, loss of privacy or overbearing effects as a result of the proposal.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

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 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Policy 9 of the Aldbourne Neighbourhood Plan expects development proposals within the Aldbourne Conservation Area to demonstrate regard to the significance, character and appearance of the Conservation Area as set out in the Aldbourne Conservation Area Statement and the Aldbourne Parish Community Character & Design Statement. Policy 10 further supports the above policies.

The application is not supported by any heritage impact assessment or statements, however, paragraph 208 of the NPPF enables Local Planning Authorities to undertake their own assessment of the proposal's impacts on the significance of any heritage assets.

The proposed pergola would be sited within the residential curtilage of Brook Cottage, a traditional thatched cottage situated within the Aldbourne Conservation Area. The application site lies to the west of South Street, an area identified within the Aldbourne Conservation Area Statement as forming part of the historic core of the village. While several nearby buildings are noted as making a notable contribution to the conservation area, Brook Cottage itself is not individually identified as a key positive building.

Although Brook Cottage is neither listed nor identified as a Locally Valued Unlisted Heritage Asset within the Neighbourhood Plan, traditional thatched cottages are widely recognised as contributing positively to the character and significance of conservation areas. Their traditional construction methods, use of natural materials, and strong association with the local vernacular and rural identity mean that such buildings can form an important part of the historic environment.

The pergola is modest in scale, and its form is typical that of a standard domestic pergola. Its timber posts and lightweight construction would be read in conjunction with the adjacent existing garage, which it would adjoin. While the use of uPVC is not ordinarily encouraged within conservation areas, the proposed uPVC roof would be transparent and form part of a flat horizontal plane, which is considered to enable the structure to remain visually lightweight. It is also noted that some nearby properties have existing white uPVC window frames, meaning the material would not be out of character within the surrounding context. Nevertheless, the applicant has provided photographs and product specifications of the proposed materials, and these are not considered to result in any harm to the site. It is considered reasonable to impose a compliance condition of these materials.

Furthermore, the position of the pergola, being surrounded by tall hedging and to the rear of the existing garage, results in little to no visibility from the public realm. It is therefore considered that the proposal would not affect the character and appearance of the conservation area. On this basis, the impact of the proposal is considered neutral, and would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Policies 9 and 10 of the Aldbourne Neighbourhood Plan, Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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.

Policy 15 of the Aldbourne Neighbourhood Plan further supports the above policies.

The site lies within the North Wessex Downs National Landscape, however, given the proposed development would be within residential curtilage, and considering the proposal, by virtue of its scale, siting, and design, it is not considered that the proposal would result in harm to the special qualities or scenic character of the North Wessex Downs National Landscape.

The development therefore complies with Policy 15 of the Aldbourne Neighbourhood Plan, Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Other issues

N/A

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, heritage, 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.

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:

Application form & Certificate; received 16 February 2026

Location Plan; received 16 February 2026

Proposed Site Plan; 0791C; received 16 February 2026

Proposed Plans & Elevations; 0791B; received 16 February 2026

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

3. The development shall be carried out strictly in accordance with the approved details, with the roof of the pergola constructed from transparent twinwall uPVC sheeting, and the proposed supporting posts and roof membranes constructed from English green oak, unless otherwise agreed in writing by the Local Planning Authority. The development shall thereafter be permanently retained in accordance with these approved materials.

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

INFORMATIVE NOTES:

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Party Wall Act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.