

Our Ref: ST/250202/P1

14 April 2026

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Demolition of existing extension to south elevation and erection of replacement two-storey extension. Erection of garage.

At: Manton Park, Marlborough, Wiltshire SN8 4HB

PP-14848134

Fowler Architecture & Planning Ltd have been instructed by Hadleigh Agriculture Ltd to submit a Householder Planning Application to Wiltshire Council for the above development at Manton Farmhouse. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £548.00;
- Drawing No. 250202-01: Location Plan;
- Drawing No. 250202-100: Site Plan;
- Drawing No. 250202-101: Proposed Ground Floor Plan;
- Drawing No. 250202-102: Proposed First Floor Plan;
- Drawing No. 250202-103: Proposed Roof Plan;
- Drawing No. 250202-104: Proposed Elevations;
- Drawing No. 2807-2106A: Proposed Garage Floor Plans;
- Drawing No. 2807-2141A: Proposed Garage Elevations;
- Drawing No. 2807-1004A: Existing Site Plan;
- Drawing No. 2807-1005A: Existing Basement & GF Plan;
- Drawing No. 2807-1006A: Existing FF Plan;
- Drawing No. 2807-1007A: Existing Roof Plan;
- Drawing No. 2807-1008A: Existing Main House Sections;
- Drawing No. MFmantonfarmEL: Existing Elevations;
- Preliminary Ecological Appraisal and Bat Risk Assessment by Bombus Ecology;
- CIL Form 1: Additional Information; and
- CIL Form 9: Residential Extension Exemption Claim.

1. Site and Surroundings

The Proposal Site (the 'Site') is located to the north of the village of Manton, Wiltshire. The site lies some 1.8 miles north-west of Marlborough, 4.6 miles east of Avebury and 6.3 miles north of Pewsey.

The application relates to Manton Farmhouse, Manton Estate. The site comprises the existing residential dwelling of Manton Farmhouse (which benefits from an equestrian tie) and established residential curtilage.

The Manton Estate is a successful racehorse training establishment, with racehorses being trained on the Estate since 1860, and has since been home to at least 50 classic winners. The equestrian facilities are sited to the south-west of Manton Farmhouse.

Access to the site is taken from the north, via a private access drive off Free's Avenue.

The site is not within the immediate close vicinity of any listed buildings, nor within a conservation area, and lies within flood zone 1 – with a low risk of flooding. Manton Farmhouse is located within the North Wessex Downs National Landscape but is not bound by any other local or national designations.

2. Planning History

The most relevant planning applications are as follows:

13/03279/VAR - Variation of condition 12 of application K/036070/O - to vary the occupancy for the dwellings concerned to permit the use by those employed or engaged in the care of horses. Approved 04.09.2014.

16/12530/VAR - Variation of conditions imposed on consent 72/VS/260 to allow for the occupation of the dwelling by persons solely or mainly working in the locality in the breeding, training or care of horses, or widows or widowers of such a person and to any resident dependants. Approved 20.03.2017.

18/06953/FUL - Alteration and extension of existing dwelling to create additional living accommodation, including guest suites. Approved 21.09.2018.

PL/2024/09076 - Demolition of single storey part of house and replacement with two storey addition; separate two storey extension; the erection of a garage. Approved 05.12.2024.

3. Proposed Development

The proposed development is for the '*Demolition of existing extension to south elevation and erection of replacement two-storey extension. Erection of garage*'.

It is proposed to demolish the existing two-storey extension to the southern elevation of the existing farmhouse, and replace it with a replacement two-storey extension.

The proposed replacement extension is to be located directly upon the footprint of the existing extension, which is to be removed, in a located where built form is already established.

The extension will comprise an entrance hall, boot room, study and an open plan kitchen/dining/living room on the ground floor, and four bedrooms and associated ensuites to the first floor.

The proposed two-storey extension will measure: a main plan width of 25.1m, a main plan depth of 9.5m and 5.8m to the eaves and 8.4m to the ridge. Two two-storey projections and to be located to the south elevation of the extension, measuring 5.5m (depth) by 5.9m (width) by 8.4m (height) and 6.9m (depth) by 5.9m (width) by 8.4m (height).

The new extension will measure 548sqm – a net increase of 334sqm when taking into account the existing extension to be removed (217sqm).

The extension will be constructed from brick and flint, under a slate tile roof – to match the existing dwelling. Two new chimneys are proposed to the southern-elevation roof-slope which will match the existing.

Planning permission was granted in 2024 to extend the existing dwelling. This current scheme proposed a full replacement of the southern extension – and the resultant size is comparable to that approved under PL/2024/09076.

A garage is proposed to be located to the north of the site and will be the same size and style as that previously approved under planning permission PL/2024/09076.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kenet District Local Plan 2011** (LP) adopted June 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

5. Planning Analysis

Core Policy 57 of the CS states *'a high standard 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 though drawing on the local context and being complementary to the locality'*.

CP51 is concerned with the protection of the landscape. The policy states *'development should protect, conserve and where possible enhance the landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*. The site is located within the North Wessex Downs AONB where Paragraph 176 of the Framework states great weight should be given to conserving and enhancing landscape and scenic beauty.

The existing dwelling of Manton Farmhouse benefits from an equestrian tie. The proposed extension will facilitate the creation of additional space for the racehorse owner to use as a private residence – to oversee and run the business, with further space to be used by guests.

As the proposed development consists of a residential extension to an existing residential dwelling, it is considered that the proposed development is acceptable in principle.

The design of the proposed extension is of a traditional form and will be constructed from traditional local materials, which accords with the high-quality design requirements of the CS. The proposed materials are sympathetic to the existing dwelling and the scale and size of the extensions is wholly in-keeping with the existing dwelling and surrounding locality.

The proposed two-storey extension is to be located upon the footprint of the existing extension (to be demolished), whereby built form already exists in this location. This ensures that the development is read as sensitive and sympathetic to the existing dwelling, the surrounding locality, and the character and appearance of the surrounding area.

The site is located within the North Wessex Downs AONB. Views from public vantage points are limited, and the proposed extension does not exceed the roof height of the existing dwelling, resulting in no wider harm to the surrounding landscape area. As confirmed within the officer report for permission PL/2024/09076 the Council confirmed that the impact on the open countryside is therefore considered very limited and the proposal is not considered to result in any harm to the special qualities of the National Landscape. This current application proposed a replacement extension, of which the proposed floorspace is comparable to the previously consented scheme. The proposed extensions have been designed in accordance with the design requirements of the CS to avoid any negative impacts, and is it not considered that the proposed development would have any adverse impact on the National Landscape.

The application site is large enough to comfortably accommodate the proposed extension, allowing continued use of the private amenity space for the current occupiers. There are no immediate neighbours that could be affected by the proposed development to Manton Farmhouse.

Within the officer report of permission PL/2024/09076, the planning officer confirmed that *'while the additional built form is relatively large, the extensions remain proportionate to the existing dwellinghouse and can be comfortably accommodated on site. The proposed design is traditional and in keeping with the existing property, utilising high-quality, natural materials throughout and including architectural features of a high quality which will offer*

visual interest to the property. The proposal is therefore considered acceptable on visual amenity grounds’.

Access to the site will remain as existing. There is sufficient space within the curtilage of the dwelling for the parking and turning of vehicles.

The proposed garage will be detached from the main dwelling, located to the north of the site. The garage will be 1.5-storeys, with three garage spaces on the ground floor and attic storage on the first floor accessed by an external staircase. The design of the garage is traditional, and follow the architectural style of the main dwellinghouse.

Within the officer report of permission PL/2024/09076, the planning officer confirmed that the design of the garage was high-quality and in-keeping with the existing dwellinghouse, contributing positively to the visual appearance of the dwelling.

In terms of biodiversity, a Preliminary Ecological Appraisal and Bat Risk Assessment was undertaken by Bombus Ecology on the 31 March 2026. The report confirmed that the target building is deemed to be of negligible/extremely low potential for bats due to lack of PRF's, lack of signs of bats, plus extensive cobwebbing and as such no further surveys are required.

6. Conclusion

Overall, the Applicant contends that, due to the location of the proposed development, the proposed extension can be successfully integrated into the site. Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality. The proposed works are considered to enhance the existing dwellinghouse and provide additional amenity space for the applicants. As such the proposed development is in accordance with Policy CP57 and CP58.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients