

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09978
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Cobblers Cottage, 35 Farm Lane, Great Bedwyn, Marlborough, SN8 3LU
DESCRIPTION:	Single-storey extension and internal alterations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Amended plans were submitted 27 March 2026 together with changes to the description on 16 April 2026; the changes were minor and it was not necessary to renotify interested parties. The application seeks planning permission for the erection of a single-storey rear extension, involving the demolition of an existing rear lean-to outshot, and internal alterations. The proposed extension has a brick parapeted side wall, a 'mansard' tile roof with lantern, and an oak-framed wall with fenestration; it measures approx. 2.8m by 3.8m and 2.3m roof height. Various internal alterations are proposed, including removal of an existing staircase and installation of a new staircase and formation of doorways through load-bearing walls. The plans show associated minor landscaping operations to rear garden.

Listed Building Consent has also been sought for identical works under reference PL/2026/00220.

SITE DESCRIPTION

The application site is a Grade II listed building known as Cobbler's Cottage, 35 Farm Lane [NHLE: 1034000]. It is a semi-detached two-storey cottage dating to 17th century, altered and extended in 18th, 19th and 20th centuries. It has walls of Flemish bond red and vitrified brick, a hipped flush-ridge thatched roof with gable to rear, timber casement fenestration under segmental arches, and a rear garden. The internal layout was originally probably of two rooms with cross passage; unheated room to left later divided into two rooms the left of which was used as a cobbler's shop until the 20th century. Two-storey wing to rear added in 1980s. Its setting is characterised by the rural street scene's sense of enclosure, created by a corridor of linearly laid-out buildings in the local vernacular architecture and abundant foliage. It is in the settlement boundary of Great Bedwyn. Relevant designations and constraints include the Great Bedwyn Conservation Area, North Wessex Downs National Landscape (formerly/legally an Area of Outstanding Natural Beauty), heritage features recorded on the Swindon and Wilts HER, Flood Zone 1 and groundwater levels are either at or very near (within 0.025m of) the ground surface.

PLANNING HISTORY

K/80/0791 - Two storey extension (APPROVED WITH CONDITIONS 19/11/1980).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- 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 67: Flood Risk (CP67)

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

Great Bedwyn Conservation Area: Character Appraisal and Management Plan 2007

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)
- Making Changes to Heritage Assets. Historic England Advice Note 2. (HEAN2)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HEAN12)

CONSULTATION RESPONSES

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

Great Bedwyn Parish Council – No response received at close of consultation period.

Wiltshire Council's Conservation Officer – No objection, subject to conditions, advising that the proposed extension would not harm significance either due to its design or the demolition of the existing lean-to, however they identify harm where internal works would impact on historic fabric but are satisfied that the alterations would deliver sufficient public benefits to justify and outweigh the harm (21/04/2026).

County Archaeologist – No objection (13/01/2026).

Historic England – Commented that they do not intend to offer advice but that this should not be construed as a comment on the merits of the application (09/02/2026).

REPRESENTATIONS

Immediate neighbours were notified of the application, a press advert was published in the Wiltshire Gazette & Herald on 22 January 2026, and a site notice was displayed on 20 January 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 listed building, Conservation Area and the National Landscape

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 historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

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.

Cobblers Cottage is an attractive, multi-phase vernacular dwelling, and despite considerable alteration its traditional character prevails. In so far as is relevant, its significance and special interest comprises the architectural and historic interest attributable to such qualities as its age, fabric, materials, form, details and layout and associations.

It is desirable to preserve the building or its setting or any features of special architectural or historic interest which it possesses, and to which there is a duty to have special regard under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Cobblers Cottage is located in the Great Bedwyn Conservation Area (GBCA), for which there is a published appraisal and management plan. In so far as is relevant, its character and appearance can be primarily discerned from its cruciform settlement layout, its historic and protected buildings and structures, its significant foliage and open spaces, key views and vistas and landscape setting.

It is desirable to preserve or enhance the character or appearance of the GBCA, to which there is a duty to pay special attention under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Wiltshire Council's Conservation Officer (CO) raises no objection, subject to conditions. In their comments, they are satisfied that removal of the existing lean-to would not harm significance. They consider that the design of the proposed extension is not particularly reflective of the character of the cottage or local distinctiveness, but advises that it too would not harm the significance of heritage assets due to its subservient and discrete location.

The existing lean-to outshot is of some age and complementary in appearance, it bears evidence of rebuilding which has left awkward junctions and spaces. The proposed extension offers a contemporary response, blending vernacular materials with mostly modern forms and details, creating some visually contrasting moments.

Besides the existing lean-to, the physical impacts would be mostly on modern fabric to create an open plan space, but jambs retain a cellular feel. Visually, it is discretely positioned and would, on balance, provide a complementary addition without detriment to the significance of the listed building.

The remainder of the CO's comments relate to the internal alterations, but these are not development as they would not materially affect the external appearance of the building. Furthermore, the effect of internal works is controlled by separate complementary legislation¹, and the applicant has made an application for that

¹ S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

purpose during which effects are to be considered. The submitted plans do, however, detail some minor landscaping works to rear garden, which would not adversely impact the setting of the listed building.

The extension would be observed within the built-up settlement area, and its visual effect is localised and discrete. It would not harm the North Wessex Downs National Landscape (NL) and, accordingly, it would 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).

No objections are made on grounds of design, heritage or visual amenity and, for the above reasons, the development would not harm the character or appearance of the listed building or the GBCA in which it is located, nor their significance as designated heritage assets; nor would it harm the special qualities and natural beauty of the NL.

The delivery of the detailed design matters would be controlled by listed building consent, and the CO has suggested some conditions accordingly. In determining whether to grant planning permission, an approved plans condition is deemed necessary to define the terms of the permission. Subject to which, and furthermore, the development 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 neighbouring dwelling most likely to be sensitive to the development is 34 Farm Lane adjoining, as the site otherwise borders a parking area and recreation ground.

The extension would be an improvement in the internal living environment versus the existing lean-to. Externally, it incorporates a masonry wall on the boundary with No.34, which would create somewhat of a tunnelling effect, but its modest height and discrete location would ensure it does not appear unduly overbearing or cause unacceptable overshadowing to the occupants adjoining. Moreover, it would not otherwise introduce openings from which overlooking could be achieved or other adverse impacts.

No representations were made concerning matters of amenity but, for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Drainage and flood risk

The site is at increased risk of flooding due to groundwater levels but minor developments, such as this proposal, are unlikely to raise significant flood risk issues. Nonetheless, it is supported by a proportionate and site-specific flood risk assessment (FRA), which sets out proposed mitigation measures, and Part H of the Building Regulations is understood to apply. Accordingly, the development would be safe for uses without materially increasing flood risk, in accordance with CP67 of the Wiltshire Core Strategy.

Biodiversity Net Gain (BNG)

The development is understood to be 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). The decision notice should include an informative reminding the applicant of the requirements.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to have acceptable impacts in respect of matters of acknowledged importance to the public interest. With respect to conditions, as detailed design matters are controlled by separate complementary legislation it is only recommended that the development be controlled by a time period for its commencement and that it is implemented in accordance with approved plans. Subject to these conditions, therefore, it would not conflict with the provisions of 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 Site Plan, Floor Plans, Elevations and Sections. 2136-PL-001 Rev A.
Received 27 March 2026.

Additional Details. 2136-PL-005. Received 27 March 2026.

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