

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09530
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	39 Church Street, Great Bedwyn, Marlborough , SN8 3PQ
DEVELOPMENT DESCRIPTION:	First-floor side extension over existing single-storey extension, erection of a detached pergola and 12x PV Panels.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for the construction of a first-floor side extension above the existing single-storey extension, the erection of a detached pergola, and the installation of photovoltaic (PV) panels.

The proposed first-floor extension would align with the footprint of the existing single-storey side extension, measuring approximately 3.8m by 5.4m. The extension would sit just below the main ridge height at approximately 6.0m, with an eaves height of 2.5m. The proposal would provide a study/dressing room, with a single window proposed on the north elevation. External materials would match those approved under planning reference PL/2024/03025, comprising a rendered finish.

The detached timber pergola is proposed to the rear north-eastern boundary of the site and would measure 7.0m in length, 3.5m in width, 2.5m to the top of the lean-to roof, and 2.0m to the eaves. It is proposed that 12 PV panels would be installed on top of the pergola roof.

SITE DESCRIPTION/CONTEXT

The application site is a detached two-storey dwelling located on the southern end of Great Bedwyn and sits along Church Street. The property sits on a residential street characterised by low-density housing and a mix of dwelling types. The site benefits from a relatively spacious plot and is set within an established residential context with open area to the north and east of the site.

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

Great Bedwyn Conservation Area
North Wessex Downs National Landscape

PLANNING HISTORY

Proposal / Summary
K/77/0561 - Full planning permission Decision - Approved Date: 20/10/1976 – Extension to provide workshop

K/43583 - Full planning permission Decision - Approve with Conditions Date: 22/7/2002 – Erection of single storey rear extension
K/36261 - Full planning permission Decision - Approve with Conditions Date: 25/9/1998 – Erection of new chimney.
PL/2023/02044 - Householder planning permission Decision - Approve with Conditions Date: 10/5/2023 – Removal of existing dormers and rear extension pitched roof, addition of new single storey rear extension, new flat roof for existing extensions, new dormers, and external cladding of existing extensions.
PL/2024/03025 - Householder planning permission Decision – Approve with conditions– Removal of existing dormers and rear extension pitched roof, and addition of new flat roofs over existing single storey extensions, a new dormer to the front elevation and new dormer roof extension to the rear. New insulated render finish and timber cladd
PL/2025/04313 - Approval of details reserved by a condition Decision - Approve Date: 18/6/2025 – Discharge of condition 3 (Details of Timber) relating to application PL/2023/02044.
PL/2025/07507 - Removal/variation of conditions – Variation of condition 2 (approved plans) on PL/2024/03025 to replace approved rooflights with solar panels- Withdrawn by applicant
K/17166 - Full planning permission Decision - Approve with Conditions Date: 26/3/1991 – ERECTION OF DOUBLE GARAGE WITH GUEST ROOM AND BATHROOM OVER

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

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

Great Bewdlyn Parish Council: The parish council have no comment to make.

REPRESENTATIONS

No representations 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, appearance and heritage

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

With regard to heritage, 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. Core Strategy Policy CP58 to the WCS 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.

In this case, the application site is located within the Great Bedwyn Conservation Area. The application property is not a listed building, and there are no listed buildings within the immediate vicinity whose setting would be affected by the proposal.

Extensions

The first-floor side extension is fully contained within the footprint of the existing single-storey extension and remains clearly subordinate to the host building, sitting just below the main ridge height. It is considered to be of a relatively modest scale.

The introduction of a pitched roof form represents an improvement on the existing flat-roofed side extension, reflecting the predominant roofscape of the host dwelling and the surrounding residential context. This roof design provides a more traditional and cohesive appearance, helping the extension to integrate comfortably with the original building and the wider Conservation Area.

As a result of its modest scale, subordinate positioning, and sympathetic roof design, the extension would read as a clearly secondary addition and would not appear visually dominant within the street scene or detract from the character or appearance of the Conservation Area.

The use of materials to match those previously approved on site, including a rendered finish, ensures visual continuity with the existing dwelling and responds appropriately to the mixed architectural character found within this part of the Conservation Area. The design and proportions of the extension respect the simple form of the host dwelling and would not disrupt the established character of Church Street.

Pergola

The detached pergola, positioned to the rear of the site, would have a limited visual presence from public viewpoints. Its lightweight timber construction and modest scale are considered appropriate within a domestic garden setting and would not detract from the character or appearance of the Conservation Area. The siting of PV panels on the pergola further limits their visual impact on the original dwelling and the wider historic environment.

Conclusion

The proposed extensions appear to have been carefully designed to respond positively to the scale, form, and character of the existing dwelling and its plot, and the pergola is of a modest scale and entirely expected appearance. Given the scale, design, siting, and choice of materials, the proposals would preserve the character and appearance of the Great Bedwyn Conservation Area and would not result in harm to the significance of any designated or non-designated heritage assets.

Accordingly, the proposal is considered to comply with Core Policies 57 and 58 of the Wiltshire Core Strategy, the relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework.

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 proposed first-floor side extension would not be positioned adjacent to any neighbouring residential dwellings, with the site directly abutting open land. As a result, the proposal would not result in any loss of light or overshadowing to neighbouring properties. Due to its location

and modest scale relative to the host dwelling, the extension would have no adverse impact on surrounding residential amenity in this respect.

The detached pergola is also located within the rear garden adjacent to open land and, given its open-sided structure and limited height, would not give rise to overshadowing impacts.

Loss of Privacy

The first-floor element includes a window on the north elevation; however, this elevation faces open land rather than neighbouring residential properties. Consequently, the proposal would not result in any direct overlooking or loss of privacy to neighbouring occupants.

Similarly, the pergola's siting at the rear of the property adjacent to open land ensures that it would not introduce additional overlooking or compromise the privacy of neighbouring dwellings.

Overbearing Impact

Given the absence of adjacent residential properties and the proposal's containment within the existing domestic curtilage, the development would not appear overbearing when viewed from neighbouring land or public viewpoints. The scale and form of the extension remain proportionate to the host dwelling, and the pergola's lightweight design further limits its visual presence.

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

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. The surrounding area is characterised by a blend of rural and settlement-edge development, with residential properties set within generous plots on the outskirts of Great Bedwyn.

The proposed development comprises a first-floor extension over an existing single-storey side extension and a detached pergola within the domestic curtilage of the property. By virtue of its modest scale, domestic siting, and containment within the existing residential plot, the development would not introduce visual intrusion into the wider landscape nor affect key views, topography, or landscape features associated with the National Landscape.

The extension is closely associated with the existing dwelling and does not extend beyond the established built form of the site. The pergola, located to the rear of the garden adjacent to open land, is lightweight in appearance and limited in height, further reducing its visual impact.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character 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, landscape, 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.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan; Received 4 December 2025
- Existing Site Plan; DWG No 2216/01_205; Received 9 December 2025
- Existing Ground Floor Plan; DWG No 2216/01_206; Received 9 December 2025
- Existing First Floor Plan; DWG No 2216/01_207; Received 9 December 2025
- Existing Elevations; DWG No 2216/01_208; Received 9 December 2025

- Proposed Site Plan; Received 9 December 2025
- Proposed Ground Floor Plan (with changes); DWG No 2216/01_206; Received 9 December 2025
- Proposed First Floor Plan; Received 9 December 2025
- Proposed Elevations; Received 9 December 2025
- Proposed Pergola Elevations; Received 9 December 2025
- Pergola Photo Design; Received 4 December 2025

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

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.