

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00126
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Avebury and District Club, Beckhampton Road, Avebury, Marlborough, SN8 1RD
DEVELOPMENT DESCRIPTION:	Add bi-fold doors to Western side of property, to the rear of the building, located next to existing bi-fold doors already in place.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site consists of a single storey building, recently extended with a timber clad flat roof addition to the south-west elevation. To the west of the site lies the recreation ground with a large parking area to the east.

The site lies on the edge of the Avebury Henge World Heritage Site which is a Scheduled Monument, the Avebury Conservation Area and is washed over by the North Wessex Downs National Landscape.

PROPOSAL

Permission is sought for the insertion of a bifold door, immediately adjacent to the existing bifold door on the south-west elevation of the extension.

PLANNING HISTORY

20/00181/FUL - Single storey extension, new external cladding and internal alterations. PER

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 51 – Landscape
- Core Policy 57 - Ensuring high quality design and place shaping
- Core Policy 58 - Ensuring the conservation of the historic environment
- Core Policy 59 - The Stonehenge, Avebury and Associated Sites World Heritage Site and its setting

Supplementary Planning Documents and other Guidance:

- Stonehenge, Avebury and Associated Sites WHS Management Plan (2015)
- Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site, adopted by Wiltshire Council in October 2025.
- North Wessex Downs National Landscape. An Area of Outstanding Natural Beauty Management Plan 2025-2030
- Avebury Conservation Area Statement - November 2003

ISSUES

The main issues in the consideration of this application are:

- Design and appearance and impact on National Landscape
- Impact on heritage
- Impact on the living conditions of adjacent occupiers

CONSULTATION RESPONSES

Avebury Parish Council – No comments received

Stone Henge and Avebury World Heritage Site (WHS) Coordination Unit

Comment – 19.02.26

‘This application takes place within the Avebury part of the Stonehenge, Avebury and Associated Sites WHS, in close proximity to Scheduled Monuments Avebury henge and stone circles and West Kennet Avenue. The role of the WHS Coordination Unit is to monitor the impact of all development on the Attributes of Outstanding Universal Value (OUV) as inscribed by UNESCO to maintain the Integrity and Authenticity of the WHS and its setting. For full details of OUV please refer to the Stonehenge, Avebury and Associated Sites WHS Management Plan (2015).

A description of setting can be found in Supplementary Planning Document (SPD) ‘Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site’, adopted by Wiltshire Council in October 2025.

The introduction of new bi-fold doors next to existing glazing has the potential to increase light spill within a sensitive location. We advise consultation with Historic England on this due to the proximity to Scheduled Monuments.

In the event that any ground intervention is required in the installation, we advise consultation with Wiltshire Council Archaeology Service.'

Comment - 25.02.26

'In my response of 19th February I advised that consultation with Historic England may be required due to proximity of the proposal to Scheduled Monuments, and Wiltshire Council Archaeology Service in the event of ground penetrating works.

I can now confirm that Historic England and the WHS Coordination Unit assess that the proposal will not impact Avebury Henge and West Kennet Avenue Scheduled Monuments as a result of light spill.

I also confirm that Wiltshire Council Archaeology Service do not seek to comment on this application. We have no further comment on this application.'

REPRESENTATIONS

5 letters of support for the application were received, key points raised are summarised below;

- Enhancement of the existing facilities
- Improved layout and views

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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Design and appearance and impact on the National Landscape

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. 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 proposal is located well within the confines of the site and the design is in keeping with the existing adjacent bifold doors in the extension.

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 Policies 51 and 57 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

Impact on residential 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 development has no immediate neighbours and as such the insertion of an additional bifold door is not considered to impact on amenities of local residents.

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

Impact on Heritage Assets

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.

CP58 states that development should protect, conserve and where appropriate enhance the historic environment, and that designated and non-designated heritage assets and their setting will be conserved in a manner appropriate to their significance.

CP59 seeks to ensure that development proposals within the Stonehenge Avebury and Associated Sites World Heritage Site (WHS) sustain the Outstanding Universal Value (OUV) of the site, that they take full account of their impact on the site, and ensure no adverse impacts on its OUV.

The NPPF defines conservation as the “process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”, defining significance as the “value of a heritage asset to this and future generations” because of its “archaeological, architectural, artistic or historic” interest and the contribution made by its setting. The setting of a heritage asset is the surroundings in which it is experienced, it is not fixed and may change over time, and elements of its setting may have a positive or negative affect on our appreciation of that significance or may be neutral.

Initial comments from (WHS) Coordination Unit were concerned with the potential for light spill and the potential for archaeological impact however further comments have been received confirming that there will be no impact on archaeological remains and that the proposal will not impact Avebury Henge and West Kennet Avenue Scheduled Monuments as a result of light spill. Furthermore, the proposal is considered to have a neutral impact on the Avebury Conservation Area.

It is considered that the proposed changes are nominal and the overall impact similar to that already approved. The proposed changes do not harm the Outstanding Universal Value (OUV) of the World Heritage Site. However, any proposed external lighting would require further detail to be provided.

On balance the development is considered to have a neutral impact on the heritage of the area and complies with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as policies CP51, CP57 and CP58 of the WCS (2015) and with the relevant paragraphs of Chapter 16 of the NPPF (2023).

BNG

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

CONCLUSION:

It is considered that the proposed alterations to the community building would be in keeping with the existing built and historic environment and its surroundings. There would be no detrimental impact on the living conditions of the occupiers of the nearest residential neighbours. Accordingly, the proposal is considered to comply with the relevant provisions of CP51, CP57, CP58 and CP59 of the WCS and relevant sections of the NPPF (2025).

RECOMMENDATION: That Planning Permission be GRANTED subject to condition

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:

01_001-

06_001-

07_001-

08_001-

Received 17.01.26

Proposed Block plan

Received 08.01.26

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

3) No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

INFORMATIVE

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.