

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09933
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Southend House, Southend, Ogbourne St George, Marlborough, SN8 1SG
DESCRIPTION:	Single-storey rear kitchen extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for a single-storey extension to rear of existing extension at the application dwelling to provide additional kitchen space. It would measure 2.25m deep, 6m wide and has a maximum height of 5m. It would have walls of brick and timber framing, with a half-hipped plain tile roof, and bi-folding door fenestration.

Following concerns raised by Wiltshire Council's Conservation Officer, revised plans were received 5 February 2026 and lastly on 13 April 2026. These include fuller plans and elevations of the buildings affected and changes to the design; all interested parties have had opportunities to review and comment on all details.

Listed Building Consent is concurrently sought under ref. PL/2026/00095.

SITE DESCRIPTION

The application site is a Grade II listed building, designated as 'South End House' on 2 September 1986 [NHLE: 1365587]. It is a house of late 16th or early 17th century origin, with several phases of alteration from late 17th to 21st century.

The dwelling features an L-shaped plan comprising a three-bay ground floor and attic main range with two-storey cross wing. The main range has walls of sarsen rubble with knapped flintwork, brick dressings and limestone quoins. The cross wing of two unequal bays, was raised to two-storeys in the late 17th century, which has exposed framing to north and south gable ends of circa 18th or early 19th date. The west elevation displays close studding with ogee tension braces and jowled posts, likely contemporary with the raising of the structure. It also features a combed wheat thatched roof with a block ridge. A circa 1980 single-storey barn-style extension is attached to the west elevation via a link, constructed in brick, timber frame and boarding, with half-hipped plain tile roof.

The dwelling benefits from a relatively large residential curtilage. The setting of the listed building is characterised by the built and natural features of its immediate curtilage, the organic layout, thatched cottages and modest buildings which form the hamlet, and its bucolic landscape surroundings.

It is in open countryside in the hamlet of Southend within the parish of Ogbourne St George. Relevant designations and constraints include its designation as a listed building, seven other Grade II listed building within 100m¹, the North Wessex Downs National Landscape (formerly an Area of Outstanding Natural Beauty), non-designated heritage features recorded on the Swindon and Wilts HER², and 20m watercourse buffer.

Based on the latest national flood mapping data updated by the Environmental Agency in 2025, the site lies within Flood Zone 1 from fluvial flooding, and is identified to be at negligible risk of surface water flooding. According to the Council's Strategic Flood Risk Assessment in 2024, the site lies partially within an area identified to be at risk of groundwater flooding to surface and subsurface assets.

PLANNING HISTORY

PL/2026/00095 – Single-storey rear kitchen extension (UNDER CONSIDERATION).

- Concurrent listed building consent application.

K/53225/LBC - Alterations to garage/car port to facilitate use as living accommodation including insertion of conservation roof lights (APPROVED WITH CONDITIONS 20/12/2005).

K/80/0379 - Extension to dwelling and car port (APPROVED WITH CONDITIONS 13/06/1980).

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)

Saved policies of the Kennet Local Plan 2011 (KLP)

National Planning Policy Framework (NPPF)

¹ Of which, No.1 (Coombe Cottage, NHLE: 1365586) is likely to be sensitive to the development.

² Including: SETTLEMENT (MWI15396) and FARMSTEAD (MWI68176).

Planning Practice Guidance (PPG)

National Design Guide (NDG)

North Wessex Downs Management Plan 2025-2030

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

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:

Ogbourne St George Parish Council – No objection, no comment (09/01/2026).

Wiltshire Council's Conservation Officer –

Comment, advising that the application only contains part-plans which do not enable a full and proper assessment of the effect of the proposals on significance, nor is the heritage statement or justification for works sufficient, advising that further information should be requested (14/01/2026).

Object, advising that the application still does not provide full floor plans but that a site inspection has been completed, that the elongation of the existing single storey extension is reaching a point where the accumulation of extended form and impact on the listed building and its setting causes a degree of harm, that the justification for the proposal remains weak, and makes recommendations for design improvements to minimise the harm identified (12/03/2026).

No objection, subject to conditions, advising that the amended plans have taken on board earlier comments, that the design is improved and an improvement on existing situation and have addressed the concerns and visual harm previously identified,

recommending conditions for materials, brick noggings, joinery and rainwater goods (30/04/2026).

County Archaeologist – No objection (07/01/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, a press advert was published in the Wiltshire Gazette & Herald on 15 January 2026, and a site notice was displayed on 16 January 2026. No letters of representation by members of the public have been received.

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, with particular regard to the listed buildings and their settings

Core Policy 51, 57 and 58 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 built and natural features of the site itself, its landscape or townscape setting, and the value of the natural and historic environment by retaining landscape features, conserving the special qualities of valued landscape, and 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.

Historic England offers similar guidance in HEAN2, which advises that “A *new extension should not dominate a historic building: this usually means it should be lower and smaller. Some buildings such as lodges and cottages can easily be swamped by an extension unless very carefully designed. There is no rule on the ideal percentage*

increase in size; it all depends on the size character and setting of your house. There will still be some cases where a new extension will not be possible”.

Southend House is a Grade II listed building and, in so far as it is relevant, its significance and special interest comprise its architectural and historic interest as a late 16th or early 17th century thatched-roof house with later alterations, offering a palimpsest of vernacular building traditions and materials.

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

The listed building has been extended with a considerable ‘outbuilding’ at its west end, which projects perpendicular to it in a northward direction. Because of its size, massing and proximity, it is considered to create some spatial competition but its single-storey scale and detachment via a small link limit its visual effect.

Wiltshire Council’s Conservation Officer (CO) initially objected to the scheme (12 March 2026). Following receipt of revised plans, the CO has raised no objection subject to conditions (30 April 2026). They confirm the revised design has addressed the concerns and visual harm previously identified.

The proposed extension would still compound the size and massing of the existing extension and projecting further southwards in a way which visually obstructs the decorative timber framing to the side elevation of the cross wing. In isolation however, it would be considered a modest addition. Its impact would be limited to visual effects, as it would only affect modern fabric that is considered to be of no heritage significance. Furthermore, its design would respond positively to the existing extension in its materials and details by reflecting the rhythm of its timber-framed bays, and would represent an improvement to the southwest elevational design compared to the existing extension.

The adjacent Coombe Cottage is also a Grade II listed building, the significance and special interest of which can be attributed to its 17th century origins and vernacular construction which is reinforced by its group value with Southend House. The proposed extension would not encroach on key views of Coombe Cottage, nor bring upon harm to its significance, including its group value. For these reasons, its setting would be preserved.

The extension is located within an established residential curtilage and would be observed against existing built form to which it attaches. Therefore, it would not harm the National Landscape (NL) nor 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).

Accordingly, it is concluded that the proposal would preserve the heritage significance of the existing building, and its setting and the features of special architectural or historic interest that it possesses. Conditions are recommended only to define the terms of the planning permission, as the detailed design matters would be controlled by separate legislation under which an application has already been made³.

For the above reasons, the development would not harm the significance or character of the listed buildings nor the character or appearance of the local area, including the NL in which it is located. Furthermore, it 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(s) likely to be sensitive to the development is Coombe Cottage.

The proposed extension would maintain the single-storey scale of the existing extension to which it would be attached, adding modestly to its massing and bulk. A degree of separation from sensitive areas of neighbouring land would be maintained. It is unlikely to cause significance overshadowing nor appear unduly overbearing, and it would not introduce openings where these would cause a loss of privacy.

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.

Biodiversity Net Gain (BNG)

³ S7 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development is 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), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with 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 Elevations and Plans. 1552-02-F. Received 13 April 2026.

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

Informatives to Applicant:

1. The Local Planning Authority's records indicate the development is within the buffer zone of an ordinary watercourse. Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts,

culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage byelaws can be downloaded from our website in this link: <http://www.wiltshire.gov.uk/civil-emergencies-drainage>.

The land drainage consent application form and guidance notes can be found on our website in this link: <http://www.wiltshire.gov.uk/civil-emergencies-land-drainage-ordinary-watercourse>.

For further queries on land drainage consenting please contact the drainage inbox at Drainage@wiltshire.gov.uk.

An environmental permit is required for any works within 8m of a main river. Consult the Environment Agency's main river map to see if a watercourse is designated as a main river. The main river map can be found in this link: <https://www.arcgis.com/apps/webappviewer/index.html?id=17cd53dfc524433980cc333726a56386>.

However, under the Flood and Water Management Act 2010 Wiltshire Council is the Lead Local Flood Authority and has the lead responsibility for surface water management, therefore the discharge rate from the site must be agreed with Wiltshire Council as part of agreeing the surface water drainage strategy for the site

For more guidance on environmental permits, consult the website in this link: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.