

28th May 2026

R26-064

Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Re: Householder Planning Application – Chalkwell, 2 Southward Lane, Aldbourne, SN8 2DF

RAW Planning Ltd are instructed by Mr Speke to submit a householder planning application for alterations to existing roof form at Chalkwell, 2 Southward Lane, Aldbourne, SN8 2DF.

As part of the planning application please find enclosed the following documents:

- Completed application form;
- Site Location Plan and Existing Block Plan (drg. No 049-L-001)
- Proposed Block Plan (drg. No 049-L-202)
- Existing Floor Plans (drg. No 049-EX-010)
- Existing Elevations (drg. No 049-EX-030)
- Proposed Floor Plans (drg. No 049-P-010)
- Proposed Elevations 1 (drg. No 049-P-030)
- Proposed Elevations 2 (drg. No 049-P-230)

The application fee has been paid via the Planning Portal.

The Proposals

The application site relates to No.2 Southward Lane, a semi-detached two-storey property located in the village of Aldbourne. There are neighbouring properties located to either side and to the rear of the application site with a village green on the opposite side of the lane. The property secured planning permission in 2023 for a first floor extension and ground floor conversion of existing car port to provide a study and ensuite and this permission has been implemented (ref: PL/2023/06423).

The application seeks planning permission for a modest alteration to the existing roof form associated with the first floor accommodation. As shown on the submitted drawings, the proposal comprises the formation of a small cat-slide style dormer structure to facilitate improved usable headroom within the existing bedroom area. At present, the existing first floor bedroom is constrained by the sloping roof form, resulting in an awkward internal layout with limited areas of full standing height. The proposed dormer has therefore been carefully designed to provide additional functional headroom and improve the usability of the accommodation, whilst remaining modest in scale and sympathetic to the character of the existing dwelling.

Planning Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Wiltshire Core Strategy, adopted January 2015. The most relevant policy in the assessment of this application is Core Policy 57 ('Ensuring High Quality Design and Place Shaping'), which

requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings. Regard has also been had to the National Planning Policy Framework (NPPF), which identifies good design as a fundamental component of sustainable development.

The proposed development represents a modest and proportionate alteration to the existing dwelling. The scale and form of the proposed dormer have been carefully designed to remain subordinate to the host property and to integrate appropriately with the existing roof form. Importantly, the dormer is positioned to the rear roof slope of the dwelling and would therefore not be visible within the public street scene. As such, the proposal would not appear visually dominant or incongruous and would preserve the overall character and appearance of the dwelling and surrounding residential area. The use of matching and complementary materials would further ensure the development integrates appropriately with the existing property.

The proposal would not result in any unacceptable impact upon the amenities of neighbouring occupiers. In particular, the submitted elevation plan (drg. No 049-P-030) demonstrates that the proposal satisfies the 45-degree guideline in relation to the neighbouring window, confirming that there would be no material loss of light or overbearing impact arising from the development. Furthermore, given the modest scale of the roof alteration and its positioning within the existing built form, the proposal would not result in any harmful overlooking, loss of privacy or unacceptable visual intrusion.

Summary

The proposal has been carefully designed to remain proportionate and sympathetic to the host dwelling and surrounding area, whilst ensuring there would be no unacceptable impact upon neighbouring residential amenity. The proposed development is therefore considered to accord with the relevant provisions of the Wiltshire Core Strategy and the overarching design objectives of the NPPF.

I trust that the above and enclosed are sufficient to register the application, however if you have any queries, please do not hesitate to contact me.

Yours sincerely

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