

Our Ref: ST/240324/P1

9 June 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Demolition of existing conservatory and erection of replacement single-storey extension to west elevation. Relocation of front door and formation of new timber porch with thatched roof.

At: Broomsgrove Lodge, Broomsgrove, Pewsey SN9 5LE

PP-14968135

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs O Armstrong ('the Applicants') to submit a Householder Planning Application to Wiltshire Council in respect of the above development at Broomsgrove Lodge, Pewsey. The application has been submitted via the Planning Portal and comprises the following:

- Completed application form and ownership certificates;
- Planning application fee of £548.00;
- Drawing No. 240324-01: Location Plan & Site Plan;
- Drawing No. 240324-02: Proposed Floor Plans;
- Drawing No. 240324-03: Proposed West & South Elevations;
- Drawing No. 240324-04: Proposed East & North Elevations;
- Drawing No. 155-EX-100: Existing Ground Floor Plan;
- Drawing No. 155-EX-101: Existing First Floor Plan;
- Drawing No. 155-EX-102: Existing Roof Plan;
- Drawing No. 155-EX-300: Existing South Elevation;
- Drawing No. 155-EX-301: Existing West Elevation;
- Drawing No. 155-EX-302: Existing North Elevation;
- Drawing No. 155-EX-303: Existing East Elevation;
- Drawing No. 155-EX-SP: Existing Site Plan;
- Covering Letter by Fowlers (see below); and
- CIL Form 1: Additional Information.

1. Site and surroundings

Broomsgrove Lodge is located within the Civil Parish of Pewsey, Wiltshire. The site extends to approximately 0.12ha and comprises the existing dwelling of Broomsgrove Lodge, garage and established residential curtilage.

The site is located some 1.8 miles to the north-east of the village of Pewsey and some 3 miles north-west of Burbage.

Access to the site is taken from the south-eastern corner – with a large area of parking and turning space located to the east of the Broomsgrove Lodge.

To the immediate north and west of the site lies additional land within the Applicant's ownership. To the far north lies the neighbouring dwelling of The Tile House. The site is bound to the east and south by agricultural land.

The site is located within Fluvial Flood zone 1 - with low chance of flooding and negligible risk of groundwater flooding. The site is also located within the North Wessex Downs National Landscape.

2. Planning History

K/33571 – Demolition of existing single storey extension, erection of 2 storey extension, erection of detached garage. Approved 20.12.1996.

K/36020 – Erection of a conservatory. Approved 28.07.1998.

K/37820 – New access gate to the field adjacent to the property. Approved 30.09.1999.

3. Proposed Development

This application seeks planning permission for the '*Demolition of existing conservatory and erection of replacement single-storey extension to west elevation. Relocation of front door and formation of new timber porch with thatched roof*'.

It is proposed to remove the existing conservatory and replace it with a new single-storey extension to the west elevation of Broomsgrove Lodge. The proposed replacement extension will be located upon the footprint of the conservatory.

The proposed extension will measure 7.2m by 4.7m with a height of 3.4m to the top of the parapet. The extension will be constructed from brick, with Crittall windows and doors.

In addition to the single-storey extension, it is proposed to relocate the entrance door to the east elevation and erect a new timber porch with a thatched roof.

As the proposed garage extends to less than 100 sqm (GIA), this proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kenet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the new **National Planning Policy Framework** (the Framework), published December 2024, that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP57 ensures high quality design and place shaping, stating *'a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality'*.

In terms of landscape, Policy CP51 states *'development must protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*.

Broomsgrove Lodge is located to the north-east of the village of Pewsey, sited outside of the defined Settlement Policy Boundary. Therefore, the site is located within the 'countryside' for planning purposes. However, the proposed development relates to a minor residential extension to the existing dwellinghouse, and therefore the principle of development is considered acceptable provided it accords with other plan policies.

The proposed extension will be single-storey and will be located fully upon the footprint of the existing conservatory that is proposed for removal – to the west elevation of Broomsgrove Lodge. Therefore, the principle of built form in this location has already been established.

The single-storey extension will not protrude further than the existing two-storey extension and has been designed to be low-level – sitting comfortably under the existing thatched roof. The extension will be constructed from brick, with a parapet roof and Crittall doors and windows – allowing sufficient light into this part of the dwellinghouse.

The entrance to the dwelling is proposed to be relocated to the east-elevation – allowing easy access into the dwelling from the established driveway. The existing window on this elevation is proposed to be altered to create a new front door and side windows. A timber framed porch is proposed, with a new thatched roof – ensuring consistency in materials throughout the site.

The site is well screened from the public realm by dense vegetation along the northern and western boundaries, which is to be retained and supplemented where necessary. There will be no inter-visibility between the proposed development and the public realm.

The application site is large enough to comfortably accommodate the proposed single-storey extension and entrance porch, allowing continued use of the private amenity space for the current occupiers. The proposed development will not affect the nearest neighbours through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the nature and location of the proposed development, the proposal can be successfully integrated into the site with no harm caused to the site or surrounding area. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the historic nature of the site.

The scheme therefore accords with Policies CP51 and CP57.

I trust that the enclosed information is sufficient for this planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients