

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03546
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	14 Southfield, West Overton, Marlborough, SN8 4HE
DEVELOPMENT DESCRIPTION:	Proposed two storey side extension, rear extension, front porch & internal alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of a side elevation conservatory and the erection of a two storey extension on that side elevation, an extension to an existing lean-to extension to the rear of the property which would elongate an existing structure in that location, the addition of a small, enclosed porch on the front elevation and other internal alterations.

The two-storey side extension would be set back from the front elevation of the dwelling by approximately 2m and have its rear elevation parallel with the rear elevation of the original dwelling. Measuring approximately 5.8m deep and 3.2m wide, the rear roof slope would match the host property resulting in the ridge roof being set noticeably lower than the main ridge line.

At the rear of the property there is an existing, lean-to style extension would be elongated in the same form across the rear of the proposed two-storey extension.

Fenestration is proposed at first floor level on the front (east) elevation only, with small, a first-floor bathroom window also on the side elevation. Openings are proposed at ground floor level on the other elevations.

The proposed porch would enclose the existing front entrance into the property and have a gable end front elevation with a new entrance door and small ridge roof over.

Matching materials to the host dwelling are proposed by way of brick elevations, matching fenestration and roof tiles.

Internally the room layout would be rationalized to provide for three larger bedrooms at first floor level, with three bathrooms and enhanced habitable rooms on the ground floor.

SITE DESCRIPTION/CONTEXT

The application site lies at the southern end of a small cul-de-sac of similar properties which are built as two staggered terraces. No's 14 and 15 occupy the southern western corner with both properties benefitting from large, private rear gardens due to their corner location.

The site lies within the settlement of West Overton which is defined within the WCS as a Small Village with no settlement boundary. Nevertheless, Southfields presents as a close-knit residential turning with open front gardens and designated parking areas for residents.

There are no heritage assets within the vicinity of the site and but the village is washed over by the North Wessex Downs National Landscape.

PLANNING HISTORY

There is no relevant planning history on the application site, but it is considered pertinent to note the approved and completed built form on the adjacent dwelling at No 15 Southfield.

Proposal / Summary
K/56734/F – Proposed two storey side extension Approved with Conditions 26 July 2007

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 61: Transport and New Development
- Core Policy 64: Demand Management

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

North Wessex Downs National Landscape

Management Plan 2025 – 2030

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Fyfield and West Overton Parish Council: No comment to make

REPRESENTATIONS

No comments 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 and Impact upon the upon the character and context of the area

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.

Whilst representing a two-storey side extension, the development is considered result in a subservient extension when viewed from the streetscene and public realm. Albeit the ridge line would match the host dwelling, the front elevation would be set back approximately 2m from the front elevation creating a noticeable visual change in the built form and visually lessening the bulk. View of the extension would be visible from the properties to the west of the site, but it is considered to be seen against the backdrop of the built form in these terraces of properties and would only elongate that structure by just over 3m.

The matching materials, design and fenestration to the host dwelling are considered an important element to help assimilate the development into the site and setting and conditions to ensure the works are carried out in accordance with those details can be appended to any grant of permission.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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.

It is noted that the adjacent dwelling to the south-east of the site at No 15 Southfield has also been extended on its side elevation. It is noted that the development has been carried out in

accordance with the approved plans and application which is referenced in a preceding section of this report.

Whilst the development would enclose the visual gap between the two properties, the set back from the front elevation would largely hide the development when travelling south along Southfields and a visual gap would still be retained between the two properties. It was also noted on site that the extension at No 15 has an angled wall parallel with the common boundary which also lessens the visual impact.

The ground floor openings on the western side elevation of the extension at No 15 serve a study, utility and dining room with no bedroom windows at first floor. As such, there is not considered to be any inter-overlooking, significant overshadowing or loss of privacy that would lead to justification for refusal in this instance.

There are no additional first floor windows proposed on the rear (west) elevation at first floor level which would provide additional overlooking to private gardens of the dwellings to the west of the site.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Albeit providing for additional rooms, due to the internal arrangements at first floor level, the development would not provide for additional bedrooms and therefore there is no requirement to provide for additional parking spaces in this instance.

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 189, 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.

West Overton lies wholly within the North Wessex Downs National Landscape. However, this development is for a residential extension set within the village and within a close-knit residential turning. Therefore, 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 and would be viewed against the backdrop of the surrounding built form with no views from the wider area.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 187 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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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, or the interests of highway safety, 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.

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, all received on 04 June 2026

Application Form

14 Southfield – 01, Rev A. Existing Location, Block, Elevation and Floor Plans

14 Southfield – 04, Rev D. Proposed Location, Block, Elevation and Floor Plans

3 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.

REASON: In the interests of visual amenity and the character and appearance of the area.