

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03592
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27 Oxenwood, Marlborough, SN8 3NQ
DEVELOPMENT DESCRIPTION:	Garage Conversion
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of the existing, detached double garage to that of additional habitable accommodation.

External alterations would comprise the removal of the garage doors and their replacement with two sets of aluminium framed, bi-fold doors, the installation of an external flue on the northern roof slope, the addition of a wall mounted a/c unit and two sun tubes; one in each roof slope.

Internally the conversion would provide for one large living area, a shower room and kitchen which would utilize the existing entrance door on the southern side of the structure. No new openings are proposed as the kitchen and shower room would be lit by the proposed sun tubes.

SITE DESCRIPTION/CONTEXT

The application site is located within a small hamlet of properties known as Oxenwood, which lies some distance to the south-east of the town of Marlborough and close to the eastern edge of the County. Lying within the parish of Shalbourne, there are a cluster of properties in this location with several Grade II listed properties and the whole village is within the designated Conservation Area of Oxenwood. The whole village is washed over by the North Wessex Downs National Landscape.

The properties here are characterised by brick and flint elevations with brick banding details and some rendered sections set under steeply pitched clay tiled roofs.

No 27 and No 28 are a pair of two-storey, semi-detached dwellings, which albeit in the style of other properties in the village, are not listed.

No 27 lies on a junction of two roads and whilst the property faces west, the vehicle entrance is taken from the highway boundary to the north, where the detached garage is located. The site is bounded by mature hedgerows with only the garage roof is visible above the hedgerows.

The garage subject of this proposal is set parallel, but behind the dwelling with the front elevation and garage doors facing west.

The application site is subject to the following planning policy constraints:

- *Oxenwood Conservation Area*
- *North Wessex Downs National Landscape*

PLANNING HISTORY

Proposal / Summary
16/05470/FUL - Erection of two storey side extension and rear extension. Approved with Conditions
K/16431 – Garage and resiting of loose boxes Approved with Conditions 13 September 1990

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 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

North Wessex Down National Landscape Management Plan 2025-2030

Oxenwood Conservation Area Statement: January 2003

CONSULTATION RESPONSES

Shalbourne Parish Council: No comment received.

WC Highways: No Objection - The site benefits from adequate additional external spaces therefore no highway objection to the conversion of the garage.

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.

The external changes to the garage, which include changing the garage doors for bi-fold doors, installation of a flue and two sun tubes within the roof, and one small air conditioning unit on the northern side elevation are considered minor and would not overtly alter the character of this detached structure. The changes would only be partially visible above the mature boundary hedgerows and seen against the backdrop of the residential use of the site.

In terms of design, providing a condition is attached to any grant of permission to ensure the works are undertaken as proposed, the development is considered acceptable and can be supported.

It is noted that the change of use would provide for additional habitable accommodation and with the provision of a small kitchen and bathroom could be used independently from the main property. Whilst there would be no significant degree of dependence upon the host property for day to day functions, it is considered that there is still a degree of dependence as the site would still be accessed by way of a single, gated entrance way, would share the main garden and is sited in close proximity to the property.

Taking the above into account, it is considered that the use of the building as ancillary accommodation as described in the submission has a clear functional relationship with the main dwelling.

It is relevant however to note that the development is located in the open countryside for the purposes of the local plan, where new residential development is not supported. Therefore, a condition requiring the accommodation remains ancillary is considered reasonable, relevant and proportional to the development.

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.

Albeit the property at No 27 is semi-detached, the garage is set on the northern side of the site and some distance from adjoining and adjacent neighbouring occupiers. There are no significant concerns in terms of the external changes and in terms of noise and disturbance. The proposed air conditioning unit would be on the northern side of the garage and distant from any neighbouring occupiers and would also be subject to statutory nuisance legislation.

Furthermore the garage is an existing structure and its proposed use is considered to result in no significant additional aural impact over that which can already be typically undertaken in a detached outbuilding.

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.

As the conversion of the garage would result in the loss of two internal parking spaces, the Council's Highway Engineers were consulted. There is no objection from that service as there is sufficient on-site parking to adequately meet the needs of the existing property and the additional habitable space.

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.

Heritage Impact

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.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The site lies within the Oxenwood Conservation Area with a number of Grade II listed buildings within the immediate vicinity of the site.

The external changes are not considered to significantly impact upon the site and setting of these heritage assets and the structure would largely retain the look of its original function.

The village is characterised by cottages built at a similar time as properties to house workers at Fosbury Manor which lies to the south-east.

The Oxenwood Conservation Area Statement opines that the "threat to village character comes not from a lack of investment but in the introduction of features and finishes that are out of place in this rural landscape". That document also considers the retention of the trees and soft boundaries are a key element in the aesthetics of the village.

Albeit the proposed alterations would introduce some small changes, the overall design ethos of this outbuilding would be retained. Furthermore, it is noted that this structure is not an original building and dates from the 1990's. It was designed to match the style of the host property and the overall external envelope and materials would not significantly change.

Whilst the changes would be visible when adjacent to the building, the site is surrounded by the existing mature hedgerows which it is proposed to retain and in longer views of the structure from the wider Conservation Area, these alterations would be seen against the backdrop of the existing built form.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and the setting of the nearby listed buildings. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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.

The whole of the village of Oxenwood is washed over by the North Wessex Downs National Landscape. However, there would be no additional built form and only minor changes to the external envelope, which would be seen against the backdrop of the structure and the host dwelling on the site. From the open countryside to the east of the site there are no rights of way across the field and views from the highway would be obscured by the tree and hedgerow lined boundaries.

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 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 08 June 2026:

Application Form

1622.01 Existing Elevations and Floor Plans, Location and Block Plan

1622.02 Rev A Proposed Elevations and Floor Plans

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the plans hereby approved.

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

4. The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 27 Oxenwood, Marlborough, SN8 3NQ and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.