

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02391
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Chantry House, Ogbourne St George, Marlborough, SN8 1SU
DEVELOPMENT DESCRIPTION:	Erection of a three-bay car port with ancillary accommodation above under a pitched tiled roof, alongside a flat-roofed covered outdoor kitchen and store, construction of new garden wall and close-boarded fencing, partial hedge removal and associated landscaping works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a three-bay car port with ancillary accommodation above under a pitched tiled roof, alongside a flat-roofed covered outdoor kitchen and store, alongside the construction of a new garden wall and close-boarded fencing, partial hedge removal and associated landscaping works.

The primary use of the first-floor ancillary accommodation would be as a playroom and office for the family residing in the main dwellinghouse but would also be utilised as a space for visiting family members and guests.

SITE DESCRIPTION/CONTEXT

The Application relates to Chantry House in Ogbourne St George, Marlborough. It is a two-storey, detached house located within the Ogbourne St George Conservation Area. The property is also set within proximity to several listed buildings including Home Farmhouse (List Entry Number: 1182544), Applegarth (List Entry Number: 1033826), and Elm Cottage (List Entry Number: 1284502). The easternmost section of the property is designated as a significant unlisted building in the Ogbourne St George Conservation Area Statement, although the western section where the proposals would be most closely related are not included in the designation. The host dwelling is traditional in appearance, with painted brickwork exterior walling under a plain clay-tiled gable roof, traditional paned windows and catslide wall-dormers. It contributes positively to the architectural and heritage value of the conservation area and holds a relatively prominent position within the street scene.

The area where the development is proposed is a parking area set behind the main dwellinghouse and is visible from the street scene through the vehicular access of the property, although views are relatively limited. A mature beech hedge forms the southern and western boundary treatments of the parking area, and the outdoor amenity space of the main dwellinghouse is separated from the parking area by an internal boundary comprising a relatively overgrown and dilapidated fence.

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

- Located within the Ogbourne St George Conservation Area.
- Situated in proximity to several listed buildings.
- Washed over by the North Wessex Downs National Landscape.
- Flood Zone 1.

PLANNING HISTORY

K/74/0844 - Full planning permission for extension to dwelling. Approved 31st December 1974.

K/85/0478 – Extension. Approved 13th June 1985.

14/03181/FUL - Replacement single storey extension to rear, first floor extension to front, veranda, detached garaging and annexe. Approved with Conditions 23rd June 2014.

PL/2021/09566 – Partial demolition of existing ground floor front extension and replacement with new two storey front and side extension and porch. Alterations to existing front dormer windows and rear windows along with alterations to hard landscaping to the front of the property and the removal of 1no. tree. Approved with Conditions 3rd February 2022.

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

Ogbourne St George Conservation Area statement September 2004

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Ogbourne St George Parish Council: No objection.

WC Arboriculture: No objection subject to compliance condition.

WC Highways: No objection.

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.

Principle of Development

When assessing proposals for annexed accommodation, it is essential to determine whether the development genuinely constitutes an annexe or whether it functions as an independent dwelling. An annexe should have a clear physical and/or functional relationship with the main dwelling. This means it must be subordinate in scale and use, and typically reliant on the main house for access, services, or shared facilities.

This means considering:

- Physical relationship – proximity to the main dwelling, whether it is attached or detached, and how it integrates with the existing residential curtilage.
- Functional relationship – whether the annexe is intended for use by family members, whether it shares access, garden space, or utilities, and whether it is dependent on the main house for day-to-day living such as provision of care.

In assessing whether the accommodation is ancillary, consideration should be given to the presence of self-contained facilities such as a separate kitchen, bathroom, and independent access. These features may indicate a level of autonomy inconsistent with ancillary use and could suggest the accommodation functions as a separate dwelling.

Where the proposed accommodation does not demonstrate a clear physical or functional relationship with the host dwelling, it may constitute a new dwelling and therefore not in accordance with the terms of what has been applied for i.e., ancillary accommodation.

Assessment

The proposed outbuilding would comprise a three-bay carport at ground-floor level with a single room and shower room above, intended for use as ancillary accommodation. The

floorplan as shown displays a small sitting area in the single room but there would be space for a double bed in the space, although no kitchen facilities are proposed.

The outbuilding would be located within the residential curtilage of the property and while the main building would have the appearance of being detached, it would be physically connected to the main dwellinghouse by a flat-roofed outdoor kitchen and store, with the first-floor accommodation having direct access to the main dwellinghouse's outdoor amenity area via outdoor steps. Therefore, the proposed accommodation would have a close physical relationship with the main dwellinghouse. It would also rely on the same access and parking arrangements as the main dwellinghouse, with the downstairs three-bay carport forming part of the parking arrangements for the planning unit as a whole.

Whilst the stated intention is for the accommodation to be used as a playroom, home office and occasional accommodation for visiting family members and guests, the assessment must also consider the physical characteristics of the development. In this regard, the accommodation would remain functionally dependent upon the main dwellinghouse due to the absence of kitchen facilities and its shared access, parking and amenity arrangements.

The accommodation would remain functionally reliant upon the main dwellinghouse for key day-to-day facilities, including kitchen facilities, principal living accommodation, parking provision and external amenity space, indicating that it would function as ancillary accommodation rather than as a separate dwelling.

Whilst the overall outbuilding would be substantial in footprint due to the three-bay carport, the first-floor accommodation itself would remain subordinate to the main dwellinghouse in both scale and function.

Overall, the proposed form and use of the outbuilding would be considered ancillary to the main dwellinghouse, and the principle of development is acceptable subject to further detailed planning considerations outlined below.

Given that the acceptability of the development relies upon the accommodation remaining ancillary to the host dwelling, a condition is necessary and reasonable to ensure that the first-floor accommodation shall not be occupied independently from the main dwellinghouse.

Design and Impact upon the character and context of the area and heritage impact

Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy requires development to achieve a high standard of design, responding positively to local character and the historic environment. Proposals should demonstrate how they conserve and enhance heritage assets and integrate with their surroundings in terms of layout, form, scale, materials and detailing.

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 66 requires that special regard is 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 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 host dwelling is located within the Ogbourne St George Conservation Area and property is located across the street from two listed buildings: Home Farmhouse (List Entry Number: 1182544) and Applegarth (List Entry Number: 1033826), with multiple other listed buildings also located within the local vicinity.

The proposed carport/annexe would be set over two stories and would technically be attached to the main dwellinghouse by a proposed flat-roofed outdoor cooking/seating area, although it would generally read as a detached outbuilding. It would be visible upon the street scene, although views would be limited as it would be set behind the main dwellinghouse and would only be visible through the vehicular access point, with mature hedging proposed for retention on the western boundary softening views. Due to its setting behind the main dwellinghouse, it would not have a significant impact upon the setting of the listed buildings across the road, although it would have minor visibility within the setting of Home Farm House when approaching from the west; this would be limited by the mature hedge on the western boundary and separation distance of approximately 19 metres.

The elevations visible upon the street scene would maintain a relatively traditional appearance. The northern front elevation would be the most visible upon the street scene; this would comprise a wide, open carport on the ground floor which would have a somewhat modern appearance, but this would be offset by the three equally spaced gable dormers and gable roof consisting of clay tile to match the existing property which offer a traditional appearance for the structure as a whole. The external walling is proposed as timber cladding which has a natural, traditional, somewhat temporary appearance helping the building be visually delineated as a secondary building within the planning unit.

The western side elevation would also be somewhat visible from the High Street; this would mostly comprise a blank timber-clad wall which would largely be screened by the existing mature beech hedge proposed for retention, but the top would be visible above this. The configuration of the roof departs somewhat from the traditional aesthetic of the front, with it largely comprising a traditional gable end but also incorporating a small flat-roofed section at the rear; as this is set to the rear of the property the visual impact would be very limited and would not be considered to have any visual amenity or heritage harm. A triangular aluminium-framed window would also be included at the top of the gable end on this elevation; this would incorporate a relatively modern feature, but this is not considered harmful given the use of high-quality materials.

The eastern side elevation would have the most modern appearance, with another triangular aluminium frame window and aluminium bi-fold doors, set within the a-symmetrical building form which would be hi-lighted by a timber fascia. The blend of traditional materials with modern form is considered good design and this elevation would only be visible from within the planning unit, so this is considered acceptable on visual amenity and heritage grounds. The southern rear elevation would remain blank throughout and would not be visible upon the street scene or from any key views within the conservation area.

Aluminium fascia's would be utilised throughout besides the timber used on the eastern elevation alongside aluminium rainwater goods. Steel posts would provide the support framework for the flat-roofed garden room which appears modern but would again only be visible from within the site. The proposed garden wall would be located in the same position as the current more temporary boundary and would consist of painted brickwork to match the existing property; this would have a traditional appearance in keeping with the main dwellinghouse and is therefore considered acceptable. A new close-board fence is also proposed on the south elevation behind the proposed carport; this would not be visible upon the street scene or from any key views within the conservation area, so this is considered acceptable.

There is currently a mature beech hedge on the south and west boundaries of the parking area where the outbuilding is proposed; the southern section of the hedge is proposed for removal, whilst the more prominent western section would be retained, albeit reduced in width. This would not have a significant impact upon visual amenity given the retention of the most prominent section of the hedge. The application has been submitted with an Arboricultural Impact Assessment and Wiltshire Council's Arboriculture Officer has raised no objections to the proposal. The Arboricultural Officer is satisfied that appropriate protection measures have been identified and has requested compliance with the submitted Arboricultural documents. A condition requiring compliance with the submitted Arboricultural Impact Assessment will therefore be imposed. In addition, a landscaping condition will secure the retention of the sections of beech hedge shown for retention on the approved plans and the replacement of any retained planting that dies, is removed or becomes seriously damaged or diseased.

Overall, the proposed development comprises a design which offers a mixture of modern and traditional features with natural materials utilised throughout. It would retain a subservient appearance to the main dwellinghouse and would have a limited impact upon the street scene and the wider conservation area, having only a limited visibility within the setting of Home Farm House whereby its impact would not be harmful given the separation distance.

Having given considerable importance and weight to the statutory duties within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is concluded that the proposal would preserve the setting of nearby listed buildings and preserve the character and appearance of the Ogbourne St George Conservation Area. No harm to the significance of designated heritage assets would arise.

The development is therefore considered to comply with Core Policies 57 and 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 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.

The proposed carport/annexe would be two stories tall and would be sited close to the shared boundary with Bridge House to the South. An existing Annexe at Bridge House is also located close to this shared boundary with no openings facing towards the boundary, and there is currently a tall beech hedge on the boundary which currently blocks a significant amount of light towards this elevation. While the proposed additional built form would result in significant amount of overshadowing of this existing structure, the overshadowing would have no material impact upon the amenity of the neighbouring occupiers due to the lack of openings or useable outdoor amenity space on the elevation which would be impacted. This is further supported by the existing arrangement where the hedge blocks most light reaching this elevation already.

No openings are proposed on the south elevation which faces towards the neighbouring annexe and Bridge House itself, but a window is proposed on the western side elevation of the proposed annexe. While this would overlook a portion of the neighbouring garden, this would be limited to the driveway and the front section of garden space which is unlikely to be used for outdoor amenity purposes given its separation from the house and the ample remaining amenity space which is more closely associated with the main dwellinghouse and more separated from the street scene.

The proposed garden wall would relate to an internal boundary within the site and the proposed flat-roofed outdoor area would also be sited away from neighbouring properties whereby these alterations would have no amenity impacts. The close-board fence would have no amenity impact beyond that imposed by the outbuilding and would be eligible for permitted development rights in any case, so this is also considered acceptable on residential amenity grounds.

The proposed works would therefore not give rise to any unacceptable levels of overlooking, overshadowing, or overbearing impacts.

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.

The proposal would involve the construction of a three-bay carport with accommodation allowing for one additional bedroom space above, in space which is currently open parking. The proposed parking arrangements would allow parking for three vehicles plus turning space, so regardless of the number of existing bedrooms, an adequate provision of parking on site would be provided for the property even with the additional accommodation taken into consideration.

Wiltshire Council's Highways Department has been consulted on the application and have confirmed that the parking arrangements would allow turning within the site whereby vehicles could enter and exist in forward gear, so no objection has been raised.

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.

The proposed outbuilding would be located within the established residential curtilage of an existing dwellinghouse. As there would be no encroachment into the open countryside and the additional built form would be read in context with the existing property with no material landscape impacts, there is no risk of any adverse impact upon the special qualities of the National Landscape.

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.

Whilst the proposal benefits from the householder exemption from Biodiversity Net Gain requirements, consideration has nevertheless been given to ecological impacts. The proposal involves only partial removal of existing hedge planting, with the most visually and environmentally significant sections retained. Having regard to the scale of the works and retained landscaping, no unacceptable impact upon biodiversity interests would arise and the proposal therefore complies with Core Policy 50 of the Wiltshire Core Strategy.

CONCLUSION

Taking all material considerations into account, the proposal would provide ancillary residential accommodation and improved parking facilities in a manner that preserves the character and appearance of the Conservation Area, preserves the setting of nearby listed buildings, safeguards residential amenity and would not prejudice highway safety. No adverse impacts have been identified that would significantly or demonstrably outweigh these benefits.

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 conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.