

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## OFFICER DELEGATED REPORT

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| <b>APPLICATION REFERENCE:</b> | PL/2026/03640                                                                                          |
| <b>APPLICATION TYPE:</b>      | Householder planning permission                                                                        |
| <b>SITE ADDRESS:</b>          | Greenheyes, Elcot Lane, Marlborough, SN8 2BA                                                           |
| <b>DESCRIPTION:</b>           | Extensions and alterations to dwellinghouse with garage conversion and widening of access and driveway |
| <b>RECOMMENDATION:</b>        | APPROVE WITH CONDITIONS                                                                                |

### PROPOSAL

The description of development was amended at validation following discussion with the applicant. The application seeks planning permission for extensions and alterations to the dwellinghouse, consisting in alterations to front porch, rear-elevation fenestration and side extension with roof and external alterations to incorporate a garage conversion; alterations to widen the site access and engineering operations to create hardstanding for vehicular parking over site frontage.

### SITE DESCRIPTION

The application site is a detached single-storey dwelling known as Greenheyes. It has walls of brick, a hipped tile main roof, uPVC fenestration, front garden and driveway with a rubble stone boundary wall, and a rear garden with shed. Its setting is characterised by the linear pattern of development, varied architecture, deep setbacks, and foliage and open spaces of the immediate street scene.

It is in the settlement boundary of Marlborough. Relevant designations and constraints include the North Wessex Downs National Landscape (formerly and legally an Area of Outstanding Natural Beauty), nearby public footpath (MARL47), and a Grade II listed building within 50m.

### PLANNING HISTORY

K/78/0388 Extension to dwelling of front porch Approved 30/06/1978

K/12038, ALTERATIONS & EXTENSION, Approve with Conditions, 26/04/1988

### RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)

- Core Policy 64: Demand Management (CP64)

Saved policies of the Kennet Local Plan 2011 (KLP)

Marlborough Area Neighbourhood Plan – Made March 2023 (MANP):

- MARL13: Protecting Local Heritage Assets
- MARL17: Conserving the Scenic Beauty of the AONB
- MARL18: Achieving Dark Skies

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

North Wessex Downs Management Plan 2025-2030

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

## **CONSULTATION RESPONSES**

The following consultees and interested parties were invited to comment on the application:

Marlborough Town Council – No objection (14/07/2026).

Wiltshire Council's Highways Team – No objection, subject to conditions and highways licencing information (02/07/2026).

Wiltshire Council's Public Rights of Way Team – No responses received by close of consultation or at the time of the case officer's recommendation.

## **REPRESENTATIONS**

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 30 June 2026. No letters of representation were made by members of the public.

## **ASSESSMENT**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be

made in accordance with the development plan unless material considerations indicate otherwise.

#### Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide (WDG) expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The development would increase the massing and bulk of the dwellinghouse by extending its roof over the existing side garage. However, the extension and various alterations utilise scale, forms, materials and details that complement those found in the existing building and that would fit into the general street scene, as is the expectation, among other things, of Appendix D of the Wiltshire Design Guide.

The alterations to the vehicular access would cause a loss of some boundary walling, but the sense of enclosure and interface with the street scene would be maintained by the remaining wall.

The engineering operations to create driveway hardstanding would erode the green openness of the site frontage, but this would be of no detriment to the character and appearance of the area.

Public Footpath MARL47 runs alongside the allotment gardens opposite the application site on Elcot Lane. Views of the development from the footpath would be experienced in a similar manner to those available from the surrounding street scene. Given the scale, form and appearance of the proposal, it would not adversely affect the visual amenities enjoyed by users of the public right of way.

Within a short radius of the site is a Grade II listed building, known as 52 and 53 London Road [NHLE: 1365411], the significance of which derives principally from its architectural and historic interest.

The site is on a different road and the intervening features between it and the listed building hinder inter- and co-visibility, but the development would blend into the immediate townscape.

The development would preserve the setting of the listed building, to which special regard has been had in accordance with the duty under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Accordingly, it would not conflict with CP57 (i and iv) or CP58 of the WCS.

The development would be observed within the built-up area of Marlborough and would not harm the special qualities or natural beauty of the North Wessex Downs National Landscape (NL) nor conflict with the duty to seek to further the purpose of conserving and enhancing its natural beauty under S85 of the Countryside and Rights of Way Act 2000 (as amended) or the aims of CP51 of the WCS.

The development would not harm the character or appearance of the surrounding area, including the NL in which it is located or the significance of the nearby listed building through change within its setting.

Subject to conditions to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of CP51, CP57 and CP58 of the WCS.

#### Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the WDG expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are Laburnum (north), Istria (east), The Gables (south). To west the site shares a boundary with what are understood to be commercial units.

The development would increase the massing and bulk of the dwellinghouse on its west boundary, although the hipped roof form minimises this. In any case, this would be of no detriment to the amenity or use of the adjacent commercial units.

The existing degree of separation and relationship with Istria and The Gables would be maintained by the development, and no first-floor fenestration would be introduced. It would not materially harm the privacy, light or outlook enjoyed by neighbouring dwellinghouses nor appear unduly overbearing or obtrusive.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

#### Highway matters

The development would increase the number of bedrooms from two to three, and the existing garage would be converted. Alterations are proposed to the existing access and the driveway extended to provide parking for at least two vehicles.

Wiltshire Council's Highways Team are satisfied that the altered access would provide safe means of access and egress from the site and that compliance with adopted parking standards would be achieved.

The Highways Team have suggested conditions to ensure safe means of access and parking within the site are implemented and maintained in the interest of highway safety. They have also suggested an informative reminding the applicant of highways licencing requirements.

Subject to recommended conditions, the development would not cause unacceptable harm to highway safety and would not conflict with CP57 (xiv), CP61, CP62, or CP64 of the WCS.

#### Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

Having regard to the scale and domestic nature of the development, no harm to habitats, ecological networks or protected species has been identified. The proposal therefore accords with CP50

### **PLANNING BALANCE AND CONCLUSION**

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

### **RECOMMENDATION**

That planning permission be GRANTED subject to the following conditions:

#### **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:

Proposed Plans and Elevations. 1634-02-D. Received 9 June 2026.

Proposed Site Sections. 1634-03. Received 9 June 2026.

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 match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

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

4. The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

5. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

6. No part of the development hereby permitted shall be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

**Informatives to Applicant:**

1. The application involves an extension to the existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on [vehicleaccess@wiltshire.gov.uk](mailto:vehicleaccess@wiltshire.gov.uk) and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.