

Our Ref: ST/221204/P1

5 August 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: Fenestration changes

At: The Old Vicarage, Collingbourne Kingston, Wiltshire SN8 3SE

PP-15134431

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs A Lloyd-Ward (the 'Applicants') to submit a Householder Planning Application to Wiltshire Council in respect of the above development at The Old Vicarage, Collingbourne Kingston.

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. 251204-01: Location Plan;
- Drawing No. 251204-110: Proposed Design Scheme;
- Drawing No. 251204-120: Proposed Site Plan;
- Drawing No. MFoldvicarageGFH: Existing Ground Floor Plan;
- Drawing No. MFoldvicarageELH: Existing Elevations;
- Drawing No. MFoldvicarageTOPO: Topographical Survey; and
- CIL Form 1: Additional Information.

1. Site and surroundings

The Proposal Site (the 'Site') is located within the village of Collingbourne Kingston, Wiltshire. The site is approximately 3.8 miles north of Tidworth and 8.7 miles south-east of Marlborough.

The site is located to the north-eastern side of the village, to the east of Brunton Lane. The site sits some 25m north-east of the junction with the A338 Marlborough Road mini-

roundabout. Access to the site is taken from Brunton Lane via a private drive to the north-east.

The site comprises the existing residential dwelling of The Old Vicarage, associated annexe and established residential garden curtilage.

To the north of the site lies the Collingbourne Kingston Village Hall (to the northern side of Brunton Lane). To the east of the site lies additional land within the Applicant's ownership, and beyond that lies agricultural fields. To the south of the site lies the built-up village of Collingbourne Kingston, and to the west lies the A338 Marlborough Road, and further residential development.

Some 75m to the south-west of the site lies the Grade II* listed Church of St Mary. The church is well screened from the application site, with no intervisibility between the two buildings.

The site is located in Fluvial Flood Zone 1 (with low risk of flooding), and the Collingbourne Kingston Conservation Area. Additionally, the site lies adjacent to, but outside of, the North Wessex Downs National Landscape.

There is no planning history associated with the main dwelling of The Old Vicarage.

2. Proposed Development

This application seeks planning permission for the '*Fenestration changes*'.

It is proposed to make some minor fenestration changes at The Old Vicarage. The changes are as follows:

- Raise header of existing kitchen door (north elevation) and replace door with new timber top glazed door. New stone steps and side wall created; and
- Replace window with new timber french doors to match existing (east elevation). New stone steps to match existing.

As there is no change in GIA, the proposal is not CIL liable.

3. 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 regard 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 revised **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.

4. Planning Analysis

Core Policy 57 of the CS states *'a high standard 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 though drawing on the local context and being complementary to the locality'*.

CP58 is concerned with the conservation of the historic environment. The policy states *'development should protect, conserve and where possible enhance the historic environment'*. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Collingbourne Kingston is a designated small village within the Tidworth Community Area, whereby development is limited to that needed to help meet the housing needs of settlements. In this case, this planning application relates to minor fenestration changes to an existing residential dwelling, and it is therefore considered that the principle of development is acceptable.

The proposed fenestration changes have been carefully designed to respect the established character and appearance of The Old Vicarage. The works comprise the replacement of an existing window with timber French doors on the east elevation and the alteration of an existing doorway on the north elevation through the raising of the header and installation of a new timber top-glazed door to match existing openings within the dwelling.

The proposed doors will be constructed in painted timber and designed to reflect the proportions, detailing and materials already present on the building. The associated stone steps and low retaining walls will utilise materials to match the existing dwelling and wider site. As such, the proposals represent a modest and sympathetic alteration that will preserve the integrity of the property whilst improving functionality and connectivity between the dwelling and garden.

The Old Vicarage is located within the Collingbourne Kingston Conservation Area. The proposed alterations are confined to existing openings and have been designed to retain the traditional appearance of the dwelling through the use of appropriately detailed timber joinery and natural stone features.

The proposals have been designed to sit comfortably within the existing architectural arrangement of the building and are consistent with the character and appearance of the existing dwelling. Due to their limited scale and sensitive design approach, the works will preserve the character and appearance of the Conservation Area and will not adversely affect the setting of nearby heritage assets, including the Grade II* listed Church of St Mary.

Given the limited scale of the works and the use of traditional materials, it is considered that the proposal will have no adverse impact upon the character of the dwelling, surrounding street scene, or wider Conservation Area.

5. 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.

The scheme therefore accords with Policies CP57 and CP58.

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,

 MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients