

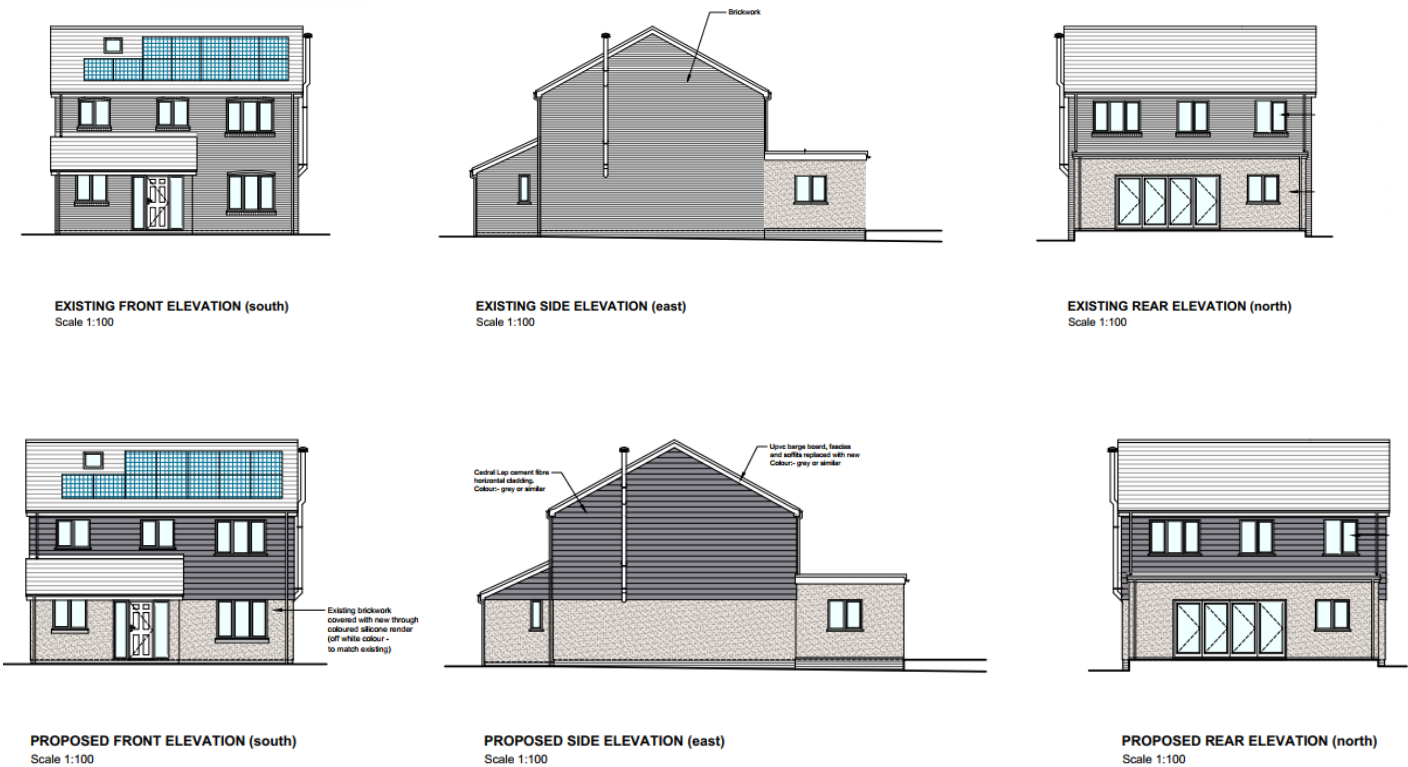
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04392
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	23 Priorsfield, Marlborough, SN8 4AQ
DEVELOPMENT DESCRIPTION:	Proposed change of external materials to all elevations and installation of new windows
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed change to external materials to all elevations of the dwelling with the installation of new windows. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the main building, together with the proposed appearance subject to this application:



(Top-Bottom) – Existing and Proposed Front, Side and Rear Elevations

Permission is sought to change the finishing materials to the external walls of the existing property. Currently, the property is finished in brickwork to the front, side and rear elevations with through coloured silicone render introduced to the rear single storey extension. It is

proposed to alter the front, side and rear elevations to cover the existing brickwork to the lower sections with through coloured render, with Cedral lap horizontal cladding in grey to the upper sections above. The UPVC bargeboard, soffits and fascias will also be replaced in grey units to match the proposed alterations.

Additionally whilst not introducing any additional openings, it is proposed to replace the existing UPVC casement windows with aluminium composite (or UPVC) flush casements in anthracite grey.

SITE DESCRIPTION/CONTEXT

The site known as 23 Priorsfield is a detached two storey dwellinghouse, situated at the termination of a no-through road within the established residential development of 'Priorsfield' in Marlborough, also located within the North Wessex Downs National Landscape. The dwelling features off-road parking to the frontage with a modest wraparound rear and side garden, whilst the main dwelling features a pitched roof with mono-pitch porch to the principal elevation, with a latter addition of a single storey flat roof extension to the rear facade. Currently, the property is finished in brickwork (with the rear extension finished in through coloured render), with UPVC casement windows and doors. The surrounding area is characterised predominantly by detached single and two storey dwellinghouses of similar style and appearance, finished mainly in brickwork however there are examples of finishing materials within the wider environment of cladding and render.



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

- North Wessex Downs National Landscape
- Countryside Character Areas – Berkshire and Marlborough Downs
- Areas Susceptible to Ground Water Flooding <25%

PLANNING HISTORY

Proposal / Summary
K/79/0137 - Full planning permission Decision - Approve with Conditions Date: 19/3/1979 – Extension to dwelling under construction
16/05714/FUL - Full planning permission Decision - Approve with Conditions Date: 11/8/2016 – Proposed two storey side extension, single storey rear extension, proposed chimney and erection of detached double garage with ancillary accommodation
K/19206 - Full planning permission Decision - Approve with Conditions Date: 11/8/1992 – ERECTION OF TWO STOREY EXTENSION
16/06018/FUL - Full planning permission Decision - Approve with Conditions Date: 5/9/2016 – Proposed loft conversion including raising the ridge, single storey rear , two storey side extensions and associated internal alterations and proposed garage

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape

Marlborough Area Neighbourhood Plan 2021-2036

- MARL 14: Protecting and Improving Green Infrastructure
- MARL 17: Conserving the scenic beauty of the AONB
- MARL 18: Achieving Dark Skies

North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy N4: Protected Landscapes
- Policy P3: Living Conditions and Pollution

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area and Impact on the North Wessex Downs National Landscape
- Residential Amenity

CONSULTATION RESPONSES

Marlborough Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no comments have been 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 and Impact on the North Wessex Downs National Landscape

Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area. The application site is located within the North Wessex Downs Area National Landscape, therefore the Planning Authority have a duty to have regard to the purposes of conserving and enhancing the natural beauty of National Landscapes.

Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The North Wessex Downs Management Plan 2019-2024 requires development to conserve the scenic quality and dark skies of the National Landscape, whilst policy MARL14 of the Marlborough Area Neighbourhood Plan requires development to avoid undermining the open character and special scenic beauty of the special landscapes.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings. Policy N4 of the NPPF affords significant protection to Protected Landscapes, including National Landscapes. Development proposals within or affecting a National Landscape should conserve and enhance natural beauty and the special qualities of the designated area and avoid unacceptable harm to its landscape character and scenic quality.

The application is solely focused on alterations to the external materials of the main building, together with alterations to the type of fenestration with no increase in footprint, bulk or mass proposed. The proposed alterations would introduce a greater degree of through colour render to the external walls (reflecting and aligning with the external finish to the existing rear single storey flat roof extension) but would also introduce Cedar Cladding to the upper sections of the external walls on the front, side and rear walls.

Whilst divergent from the existing and established character and appearance of the main dwelling and immediate local vernacular, the proposed alterations to external materials is not considered to result in an incongruous appearance or unacceptable visual impact to the main dwelling or the wider vicinity. The application is not positioned in a prominent position on the thoroughfare through this section of the Priorsfield development, occupying a relatively discreet and inconspicuous location and marginally recessed from the pedestrian walkway at the termination of a no-through road, thereby affording only partial or relatively restricted views of its siting. Whilst conducting a site visit to the application site, it was observed that there are further examples within the wider locality of properties which have introduced render and cladding to external walls, thereby the proposed alterations to the existing material palette of the dwelling is not considered unsympathetic or inappropriate within this location.

Whilst it is acknowledged that the majority of the surrounding built form displays external brickwork, the proposed materials and altered fenestration is broadly considered to respond positively to the character and appearance of the streetscene and wider area, enabling the property to continue to integrate within the immediate vicinity. The alterations would not materially alter the scale, form or overall character of the dwelling, and the property would remain visually compatible with the surrounding built form.

Given the location of the site within the North Wessex Downs National Landscape, consideration is required as to the potential impacts that proposals may have on this designated area. The proposal does not seek to extend the property, introduce additional

fenestration or external lighting, therefore the development is not considered to result in adverse impacts on the dark skies within this designated area. The site is nestled within an existing residential area, therefore is not positioned within open countryside or on the edge of a rural location, with the proposed development wholly contained within the residential curtilage. No alterations or increase to the footprint is proposed, with no resulting additional bulk or mass. Externally, it is considered that the proposed materials and fenestration would effectively integrate with the dwelling, its setting and the surrounding area without creating harm to the scenic quality or character afforded to this designated area.

Overall, it is considered that the proposed works would compliment and remain sympathetic to the main building and its plot, as well as the local vernacular and street scene. The works preserve the character and appearance of the area, as well as the distinctive character of the North Wessex Downs National Landscape, and is therefore deemed to be acceptable and in accordance with WCS Core Policies 51 and 57, the Marlborough Area Neighbourhood Plan 2021-2036 and the North Wessex Downs Management Plan 2019-2024. In addition, the proposed works comply with the Wiltshire Design Guide and the relevant provisions within the NPPF.

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

The properties in close proximity to the application site are No.22 Priorsfield to the west, No.11 Priorsfield to the north and No.24 Priorsfield to the SE. No's 10 and 12 Five Stiles Road are located to the east.

The application does not seek to increase the footprint of the main building, nor is any additional bulk or mass proposed which could result in increased overshadowing or overbearing effects to neighbouring occupiers, whilst the existing separation distances between the application site and surrounding properties will be maintained and respected. The new fenestration is to replace existing units and would not result in increased or enlarged openings across all 3 elevations, thereby not introducing any additional opportunities for increased overlooking or perceived loss of privacy.

Given the limited and cosmetic nature of the proposals, whilst the external appearance of the property would alter, collectively the alternative finishing materials and fenestration alterations are not considered to give rise to unacceptable impact to the residential amenity of neighbouring occupiers. The use of alternative external materials would not generate

additional noise, activity, disturbance or other impacts that could adversely affect the living conditions of nearby residents. Therefore overall, it is considered that the proposal accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

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.

CONCLUSION

The proposed development is considered acceptable and would not result in unacceptable visual impact to the main dwelling, the surrounding area and wider locality. The proposed alterations to external materials and fenestration would remain sympathetic to the character and appearance of the existing dwelling and wider vicinity and would not result in an incongruous appearance. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the North Wessex Downs National Landscape, whilst also not resulting in unacceptable impact to the residential amenity of surrounding properties.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations.

As such, the application is recommended for approval, subject to conditions.

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:

Drawing 04 – Existing and Proposed Elevations, Site Plan and Location Plan received 14.07.26

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