

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## OFFICER DELEGATED REPORT

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| <b>APPLICATION REFERENCE:</b> | PL/2026/04544                                          |
| <b>APPLICATION TYPE:</b>      | Householder planning permission                        |
| <b>SITE ADDRESS:</b>          | Hill House, East Kennett, Marlborough, SN8 4EY         |
| <b>DESCRIPTION:</b>           | Single-storey side extensions and external alterations |
| <b>RECOMMENDATION:</b>        | APPROVE WITH CONDITIONS                                |

### PROPOSAL

An amended plan was received on 7 August 2026 and the description of development altered for accuracy and precision; such matters were minor and, therefore, further publicity was not deemed necessary.

The application seeks planning permission for two single-storey side extensions and external alterations. To south side, the extension would have a gabled clay tile roof, canopy on timber post, brickwork walls and casement windows; it would measure approx. 4.3m wide, 3m deep and 3.3m max height. To north side, the extension would have a pitched clay tile roof surrounding a valley, brickwork walls, patio doors and casement fenestration; it would measure approx. 9m wide, 3.4m deep, 3.5m max height. External alterations include the addition of a front door into existing porch and alterations to a window opening on rear elevation.

### SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Hill House. It has walls of brick and sarsen stone, a mainly hipped tile roof with brick stacks, timber casement fenestration, and surrounding garden land. Its setting is characterised by narrow lane, foliage and bucolic landscape surroundings of the immediate rural street scene. It is in open countryside south of the hamlet of East Kennett. Relevant designations and constraints include the public byway (EKEN1) approx. 9m to the southeast, North Wessex Downs National Landscape (formerly and legally known as an Area of Outstanding Natural Beauty), Stonehenge, Avebury and Associated Sites World Heritage Site (adjacent), nearby collection of Scheduled Monuments<sup>1</sup>, nearby non-designated heritage features recorded on the Swindon and Wilts HER, East Kennett Conservation Area 175m to north, and within Flood Zone 1 with a recorded risk of surface water flooding<sup>2</sup>.

### PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

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<sup>1</sup> East Kennett long barrow [NHLE: 1012323] and five different bowl barrows [1014035, 1014036, 1014037, 1014038, 1014039]

<sup>2</sup> See: Flood Map for Planning

## RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 1: Settlement Strategy (CP1)
- Core Policy 2: Delivery Strategy (CP2)
- Core Policy 14: Spatial Strategy for Marlborough Community Area (CP14)
- 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 59: The Stonehenge, Avebury and associated sites World Heritage Site (CP59)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the Kennet Local Plan 2011 (KLP)

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

Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site SPD – October 2025

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:

East Kennett Parish Council – No responses received by close of consultation period or at the time of the case officer's recommendation.

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

World Heritage Site Coordination Unit – Comment, that the site lies just beyond the boundary of the Avebury part of the World Heritage Site and is within the setting of the Scheduled

Monument known as Kennet Long Barrow. They advise that the proposal would result in no change to the setting of the Scheduled Monument. They draw attention to their role and refer to the setting SPD (17/08/2026).

County Archaeologist – No comments but advised that the World Heritage Site Coordination Unit be consulted (12/08/2026).

## **REPRESENTATIONS**

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 18 August 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.

### Principle of development

Core Policy 1, 2 and 14 of the Wiltshire Core Strategy (WCS) set out the spatial strategy for the area. Having regard to the settlement hierarchy under CP1, the application site is outside of defined limits of development and, therefore, in open countryside where development is strictly controlled by CP2.

The development comprises extensions and alterations to a dwellinghouse, which would not fit into any of the exception policies contained in paragraph 4.25 of CP2. Notwithstanding the absence of a relevant exception policy, the fundamental aim of the spatial strategy is to facilitate sustainable development.

Given the established residential use of the site, extensions and alterations incidental to its buildings would not undermine the spatial strategy as a matter of principle, subject to assessment of their impacts, compliance with the development plan as a whole, and other material considerations. An important material consideration is the NPPF. Chapter 4 of the NPPF has an objective to meet development needs through sustainable patterns of development, limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside. While there is no householder specific category in Policies S4 or S5, in principle, proportionate domestic development within the curtilage of an existing dwelling would not conflict with the objectives of Chapter 4.

There is no doubt the existing building is of permanent and substantial construction, and there is no reason to doubt its lawfulness in planning terms. Therefore, the development will be acceptable in principle subject to consideration against other scale and design related considerations set out in the following section of the assessment.

## Design and local character and appearance, including the historic environment and National Landscape

CP51, CP57 and CP58 of the WCS together seek to ensure all new development, including extensions and alterations to existing buildings, deliver a high standard of design that contributes to the character of Wiltshire. This can be achieved, among other things, by responding positively to the features of the site itself, its landscape or townscape setting, and the value of the natural and historic environment by being sympathetic to the special qualities and natural beauty of valued landscapes and conserving heritage assets in a manner appropriate to their significance.

CP59 of the WCS seeks to ensure the conservation of the Stonehenge, Avebury and associated sites World Heritage Site (WHS), ensuring development responds positively to its significance and Outstanding Universal Value (OUV), and its character, appearance and setting.

Appendix D of the Wiltshire Design Guide 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.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality. HE4 to 10 sets out a framework for assessing and securing the conservation of heritage assets.

Hill House is origins of a late 18<sup>th</sup> or early 19<sup>th</sup> century vernacular dwellinghouse, although it does not survive in its original form having been extended and altered variously. Nonetheless, it has a locally distinctive appearance that contributes positively to local character and appearance.

The proposed north side extension replaces an existing conservatory and, although it would be wider, it would feature a roof form, materials and fenestration details that would complement the existing dwellinghouse as a subservient addition.

The proposed south side extension would provide a gabled, porch-style addition. It is similarly subservient in scale with materials and details that would complement the existing dwellinghouse. The external alterations would also integrate effectively with the existing dwellinghouse.

For the purposes of S5(1)(c) of the NPPF, the existing building has not borne any extensions or alterations since 17 August 2026 that, in combination with the development proposed, would result in a cumulatively disproportionate increase in size compared to the existing building. It would respond positively to the existing building and the rural character of the surrounding area, including when viewed from the nearby byway.

The boundaries of the site are contiguous with the designated area of the Stonehenge, Avebury and Associated Sites World Heritage Site (WHS) [NHLE: 1000097], a designated heritage asset of international importance the significance and Outstanding Universal Value (OUV) of which primarily derives from its archaeological and historic interest as an outstanding collection of prehistoric monuments and landscapes.

The adopted Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site SPD advises that the relationship between monuments and the wider landscape, including astronomical alignments and topographical features, are an important component of the WHS setting that contributes to its OUV.

Within 500m to southwest, forming part of the site's backdrop, there is a collection of prehistoric funerary monuments, East Kennett Long Barrow and a collection of bowl barrows, designated as Scheduled Monuments (SM), the significance and national importance of which derives primarily from their archaeological and historic interest.

The Stonehenge and Avebury World Heritage Site (WHS) Coordination Unit commented on the application, acknowledging the proximity of the development to the WHS and advising that they consider there to be no change to the setting of the SM.

There is some degree of inter- and co-visibility between the application site and the SMs. However, having regard to the separation distance, and the scale and design of the development, the significance of the SMs would not be harmed and its setting preserved. For similar reasons, and despite its proximity, the development would not harm the significance or OUV of the WHS through change within its setting.

Furthermore, although located in the North Wessex Downs National Landscape (NL), the proposed extensions and alterations would be modest, appropriately detailed and well related to the existing built form. Accordingly, the development would not harm the 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).

For the above reasons, the development would not result in a disproportionate increase in size compared to the existing building nor harm the character or appearance of the dwellinghouse or surrounding area. 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, CP58 and CP59 of the WCS and S5(1)(c) of the NPPF.

The development plan remains broadly aligned with the national guidance at DP3 and 4, HE4, 5, 6 and 8, and N2 and 4 of the NPPF in so far as they are relevant to achieving well-designed places, assessing design quality, and conserving local character, landscapes and the historic environment. Material considerations do not, therefore, alter the above conclusion.

### 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.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places, including liveability by ensuring their function well over the lifetime of the development. P3 advises that developments should be appropriate for their location taking into account likely effects on living conditions from air, noise and light pollution, among other things.

The closest neighbouring dwelling to the application site is Allers End to north of the application site.

The proposed extensions and alterations would add to the massing and bulk of the dwellinghouse, but they would be single-storey additions and would maintain a considerable gap from the boundaries and separation distances from neighbouring dwellinghouses. This would ensure the light and outlook afforded to neighbours would not be materially harmed.

Although the development would alter and introduce additional fenestration, these would be at ground floor where they would not introduce overlooking nor materially affect the privacy of neighbours.

For the reasons given, 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.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF in so far as they are relevant to design and living conditions. Material considerations do not, therefore, alter the above conclusion.

#### Drainage and flood risk

The application site is wholly within Flood Zone 1, and the Flood Map for Planning identifies parts of it being at greater risk of flooding in future from surface water. The application is not supported by a site-specific Flood Risk Assessment (FRA).

The PPG<sup>3</sup> advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues. Furthermore, based on the information available, the additional impermeable areas would be located away from those areas of the site at greatest risk. The development would also be subject to the requirements under Part H of the Building Regulations separately.

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<sup>3</sup> PPG, Paragraph 051. Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

For these reasons, the development would not materially increase the vulnerability of the site or the risk of flooding to the area. It would not, therefore, conflict with CP67 of the WCS nor F4 to 8 of the NPPF.

#### 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.

### **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:

Application Form. Materials. 20 July 2026.

Proposed Ground Floor / Site Plan, Elevations and Site Location Plan. 1690 - 05 Rev E.  
Received 7 September 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.

**Informatives to Applicant:**

1. The applicant should note that no construction / demolition vehicle access may be taken along footpath EKEN1 without prior consultation with the Rights of way Countryside Access Officer ([rightsofway@wiltshire.gov.uk](mailto:rightsofway@wiltshire.gov.uk)). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

The applicant should also note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way EKEN1 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.