

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

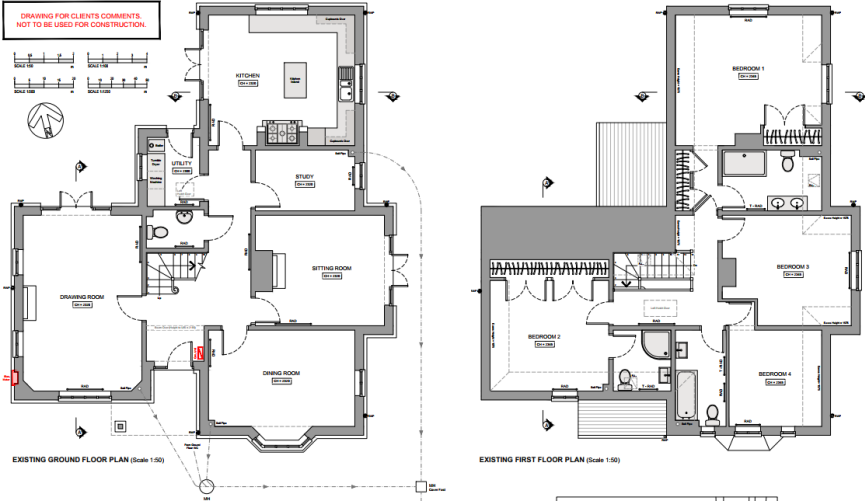
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04803
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Barn Lodge, Aughton, Collingbourne Kingston, Marlborough, SN8 3SA
DEVELOPMENT DESCRIPTION:	Proposed two storey rear extension and alterations
RECOMMENDATION:	That Planning Permission be GRANTED

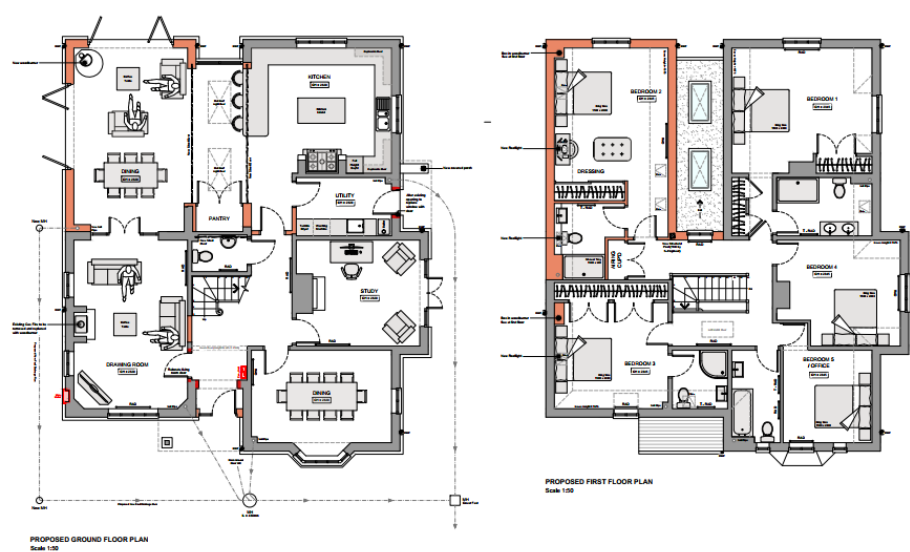
PROPOSAL

The proposal seeks planning permission for a two-storey extension on the northwest corner of the dwelling and internal alterations. The extension would create an open kitchen/dining area at ground level and a 5th bedroom at first floor level. A roof plan was received 22.09.2026.

Existing Plans



Proposed Plans



Existing Elevations



SOUTH ELEVATION (Scale 1:100)



EAST ELEVATION (Scale 1:100)



NORTH ELEVATION (Scale 1:100)



WEST ELEVATION (Scale 1:100)

Proposed Elevations



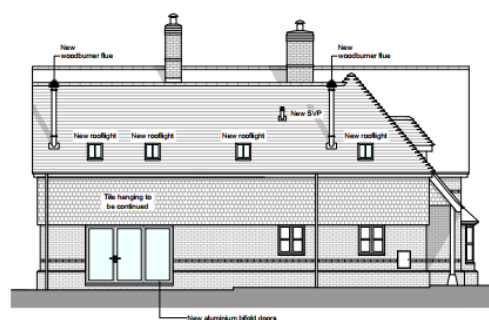
PROPOSED SOUTH ELEVATION
Scale 1:100



PROPOSED EAST ELEVATION
Scale 1:100



PROPOSED NORTH ELEVATION
Scale 1:100



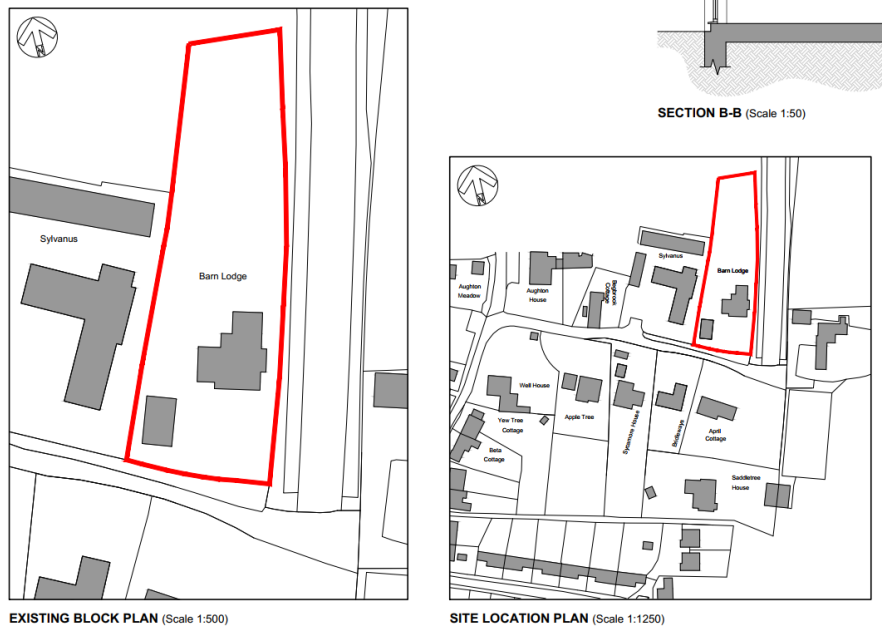
PROPOSED WEST ELEVATION
Scale 1:100

SITE DESCRIPTION/CONTEXT

The application site relates to a detached two-storey dwelling located in the hamlet of Aughton, approximately 500m north of the small of Collingbourne Kingston, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 26 (Spatial

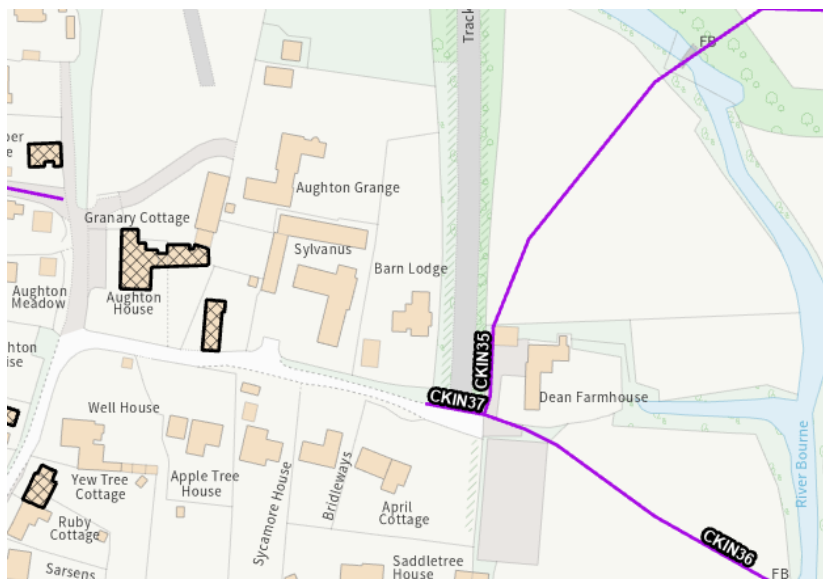
Strategy for the Tidworth Community Area). Therefore, considered to be within the open countryside.

The site has a large driveway and detached garage and private garden to the north and west. There are residential neighbours to the east, west and south, open fields to the north. There is a permissive footpath along a farm track on the east site boundary.



The application site is within the North Wessex Downs National Landscape, catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA). The site is within Flood Zone 1.

Snip showing public rights of way and listed buildings





PLANNING HISTORY

Proposal / Summary
K/39103/R - Reserved Matters Decision - Approve with Conditions Date: 14/7/2000 – Erection of detached house and garage.
K/36886/O - Outline Planning Decision - Approve with Conditions Date: 25/6/1999 – The erection of two detached dwellings
K/38166/R - Reserved Matters Decision - Approve with Conditions Date: 20/1/2000 – Erection of detached house and garage.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- CP 26 (Spatial Strategy for the Tidworth Community Area)
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping

- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act)

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Collingbourne Kingston Parish Council: No comments received

REPRESENTATIONS

One representation of support was 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 character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

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.

The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing

building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

The proposal seeks planning permission for a two-storey extension on the north west corner of the dwelling and internal alterations. The extension would create an open kitchen/dining area at ground level and a 5th bedroom at first floor level. The proposed extension would have a footprint of approximately 6.8m x 6.3m. The proposed extension would replace the existing catslide roof with a second gable end on the north elevation with an area of two-storey and single-storey flat roof between the existing gable and new gable.

Materials are proposed to be facing brick with banding details and brick arch lintels to match the existing. The flat roof link section and first floor of the west elevation is proposed to have hanging tiles to match part of the existing.

The proposed extension reflects the existing dwelling's character in terms of form, materials and detailing. Although large, the proposals are located at the rear of the dwelling, not visible from public views and due to the size of the existing dwelling and plot, would not result in a disproportionate increase in size when compared with the existing building and is therefore in accordance with Policy S5(1)(c) of the NPPF.

An area of flat roof is proposed at first-floor level. While two-storey flat roofs are not generally preferred, in this instance the roof is set sufficiently back within the elevation and would not be visible from public viewpoints. The gable ends on the north elevation would remain the predominant feature of the building. A roof plan was requested to confirm the size and extent of the flat roof area and to facilitate a full assessment of its visual impact.

Minor alterations include moving the front door forwards, a wood burner flue on the west roof slope and an existing window on the east elevation is proposed to be changed to a door with a porch over. These alterations would fall permitted development rights and are considered acceptable.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

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.

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 site lies within the North Wessex Downs National Landscape. New rooflights are proposed on the west facing roof slope, the potential for these rooflights to impact on the dark skies of the National Landscape has been considered, in line with the requirements of the NPPF and CP51, but as the development affects alterations to an existing dwelling, with intact permitted development rights, which would enable the occupier to install new rooflights, then it is not considered reasonable to seek the removal of these. The proposed extension is located at the back of the dwelling, would not be visible from public views and would be read in the context of the host dwelling, using materials that reflect the local vernacular. As there would be no encroachment into the open countryside, 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 Policy N4 of the NPPF in conserving and enhancing the National Landscape.

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 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.

Barn Lodge is located within a large plot, away from shared boundaries, surrounded by detached dwellings, also within large plots.

The neighbour to the west, 'Sylvanus' is closest to the proposed extension. Sylvanus appears to comprise an 'L' shaped barn and then a 'T' shaped single-storey building, with facing brick and flat roof, closest to the boundary with Barn Lodge (no planning history found). Sylvanus sits at a slightly higher level with the ground sloping up along the west site boundary of Barn Lodge. The proposed extension creates a second gable end, adding a first floor facing the north boundary. The proposed extension does not propose any additional windows within the first floor on the west elevation (facing towards Sylvanus). Four no. conservation style roof windows are proposed within the west facing roof slope but these are at a height where it is not considered they will offer any opportunities for overlooking and serve bedrooms and a bathroom. A set of glazed bi-fold doors are proposed at ground level on the west elevation, these are not considered to materially alter the relationship with the neighbouring property in

terms of degree of privacy and it is concluded that no harm to the amenity of this property is demonstrated.

A condition removing permitted development rights to insert any additional windows on the west facing elevation will be included to maintain the privacy of 'Sylvanus' to the west.

View of Sylvanus from Barn Lodge and north elevation of Barn Lodge, looking south

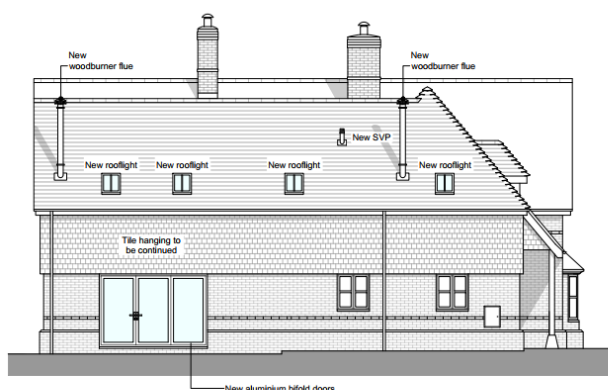


Existing west elevation



WEST ELEVATION (Scale 1:100)

Proposed west elevation



PROPOSED WEST ELEVATION
Scale 1:100

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

Proposed extension increases the number of bedrooms from 4 to 5. The Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011) Parking Standards require dwellings of four bedrooms or more to have a minimum of three parking spaces. The site can accommodate at least three spaces within the driveway, and no loss of on-site provision would result from the proposal.

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.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity and support nature recovery. Development proposals should minimise impacts on habitats and species and, where relevant, demonstrate that appropriate mitigation measures are secured where harm cannot be avoided.

The application site is within the catchment of the Hampshire River Avon Special Area for Conservation (SAC) and is within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA) but due to the nature of the development, ecological impact is not an issue for this application. There is no reasonable likelihood of protected species being present or affected.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of 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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

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:

1685-Sawtell-Existing-01 Existing Floor Plans, Elevations, Sections, Site Location and Block Plan, received 31.07.2026

1685-Sawtell-Proposed-02 Rev B Proposed Floor Plans & Elevations, received 31.07.2026

1685-Sawtell-Proposed-03 Proposed Roof Plan, received 22.09.2026

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 and detailed on the application form and approved plans.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts, amends (with or without modification), no windows, doors or other

form of openings other than those shown on the approved plans, shall be inserted in the west elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.