

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04979
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Chestnut Cottages, Beckhampton, Marlborough, SN8 1QN
DESCRIPTION:	Two-storey side extension to replace existing single-storey side extension, single-storey rear extension, and formation of means of access to highway with driveway for parking
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended on 21 September 2026 with the applicant's agreement; the amendment was minor and made for reasons of precision only. As it did not material affect the development itself, further publicity of the application was not deemed necessary.

The application seeks planning permission for a two-storey side extension to replace an existing single-storey side extension, a single-storey rear extension, and the formation of a means of access to the highway with engineering operations to form a driveway to park vehicles.

The proposed side extension would have brickwork walls, painted timber weatherboard details, white uPVC windows, and a gabled concrete tile roof. It would measure approx. 4.1m wide, 5.1m deep, 4.8m eaves, 6.9m ridge. Internally it would provide a ground-floor utility with part of an open-plan kitchen and a first-floor bedroom and ensuite.

The proposed single-storey side extension would have a brickwork plinth and rendered walls, uPVC sash windows and French doors, and a flat roof. It would measure approx. 7.2m wide, 4.2m deep, 3.2m max height. Internally it would provide an open-plan kitchen/dining space.

The proposed access and driveway would measure approx. 7.5m wide, laid with permeable block pavers, gradient 1:6.3 and a linear drain at edge.

The plans show some external alterations, namely the insertion of French doors to rear elevation in place of an existing window.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwellinghouse known as 1 Chestnut Cottages. It forms part of a symmetrical pair with adjoining 2 Chestnut Cottages; it has walls of brick, a gabled tile roof, uPVC fenestration, and front and rear gardens. Its setting is characterised by the architecture, linear settlement pattern, deep open frontages and narrow

rural lane of the immediate rural street scene. It lies in the hamlet of Beckhampton which is in the open countryside of Avebury Parish. Relevant designations and constraints include the North Wessex Downs National Landscape (formally and legally known as an Area of Outstanding Natural Beauty (AONB)), a Grade II listed building within 100m known as Galtee More Farmhouse [NHLE: 1192954], the Stonehenge, Avebury and Associated Sites World Heritage Site (WHS), non-designated heritage features recorded on the Swindon and Wiltshire HER¹, access via unclassified highway, Flood Zone 1 where groundwater levels are either at or very near (within 0.025m of) the ground surface and recorded surface water flood risk with climate change allowances².

PLANNING HISTORY

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

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 59: The Stonehenge, Avebury and associated sites World Heritage Site (CP59)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)
- 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

¹ Medieval Settlement, Beckhampton [MWI7825].

² Both in Wiltshire Council's Strategic Flood Risk Assessment (2024) and the Flood Map for Planning.

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:

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

Wiltshire Council's Highways Team – No objection, subject to conditions controlling visibility and completion and maintenance of the access and parking area with a suggested informative for vehicle crossing licences (22/09/2026).

County Archaeologist – No objection, subject to a pre-commencement condition for a programme of archaeological monitoring (07/09/2026).

World Heritage Site Coordination Unit – Comment, agrees with the applicant's conclusion of no impact on WHS and defers to County Archaeologist's advice for buried archaeology (15/09/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 2 September 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) sets 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; however, the fundamental aim of the spatial strategy is to coordinate and facilitate sustainable development within the area.

Given the established residential use of the site, extensions and alterations incidental to its use would not undermine the spatial strategy as a matter of principle, subject to assessment of their impacts, compliance with the policies of the development plan as a whole, and other material considerations.

The NPPF is a material consideration of critical importance and sets out a similar settlement-based strategy for locating development. Outside of settlements, S5 of the NPPF advises that only certain forms of development should be approved unless the benefits of doing so would be substantially outweighed by the adverse effects.

S5(1)(c) supports, as a matter of principle, the extension or alteration of an existing building outside a settlement, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building.

There is no reason to doubt that the existing building is of permanent and substantial nor its lawfulness in planning terms. Therefore, the development will be acceptable in principle where it does not result in a disproportionate increase in size compared to the existing building. This latter matter is addressed as part of its design in the following section of the assessment.

The formation of a means of access to a highway and associated driveways, would not be an extension or alteration to an existing building. However, outside settlements S5(1)(a) also supports, as a matter of principle, engineering operations, including for transportation. S336(1) of the Town and Country Planning Act 1990 confirms that “engineering operations” includes the formation or laying out of means of access to highways.

Material considerations do not lead to a different conclusion in respect of the principle of development, which is acceptable.

Design and local character and appearance

Core Policy 51, 57 and 58 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. Among other things, this could be achieved by responding positively to the features of the site itself, its landscape or townscape setting, the special qualities and natural beauty of valued landscapes, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Core Policy 59 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 (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.

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.

1 Chestnut Cottages forms part of a symmetrical pair of dwellinghouses with No.2, set back from the road with a spacious frontage and subservient single storey outshoots to their side elevations. No.1 has been little altered and has not borne any extensions or alterations since 17 August 2026.

Beckhampton is a rural hamlet with a linear settlement form and wholly located within the North Wessex Downs National Landscape (NL) where there is a 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).

The hamlet also lies within 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.

Within 100m southeast of the application site is also the Grade II listed building known as Galtee More Farmhouse [NHLE: 1192954], the significance and special interest of which primarily derives from its architectural and historic interest as an 18th century farmhouse. It is a duty to have special regard to the desirability of preserving its setting under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA).

The proposed side extension takes a subservient scale, and its form, materials and details would complement the architectural style of the original dwellinghouse. Although the painted weatherboarding would be a contrasting detail, this would break up the massing of the front elevation in absence of fenestration.

The proposed rear extension would similarly have a subservient scale, but its flat roof and part-rendered walls would visually contrast with the form and materials of the original dwellinghouse. However, and being on the rear elevation, the effect would appear complementary, and, alongside the proposed French doors, the development would provide an improved indoor-to-outdoor connection.

Taken together, the extensions represent a considerable increase in the size and massing of the dwellinghouse. However, the extensions are well designed, read as subservient additions, and replace part of the existing building. They would not appear a disproportionate increase in size when compared to the existing building, according with S5(1)(c) of the NPPF.

The proposed access and driveway hardstanding would erode the greenness of the site frontage, and some of the sense of enclosure to the street scene. However, driveways of

varying sizes and treatment are characteristic of this part of the street scene, so the effect would not undermine the area's character or appearance.

The development would be well related to the existing built form of the hamlet, appropriately detailed, and would not encroach on important landscape features. Accordingly, it would not harm the character or natural beauty of the NL. For similar reasons, it would not impinge on the landscape character or monuments and alignments which contribute to the significance and OUV of the WHS. The World Heritage Site Coordination Unit (WHSCU) agree there would be no adverse impact on the setting of the WHS or the monuments within it.

Due also to the scale, separation distance and intervening features between the site and nearby listed building, the development would not harm the significance of the listed building through change within its setting. Its setting would therefore be preserved, to which special regard has been had in exercise of S66 of the PLBCA.

For the above reasons, the development would not harm the character or appearance of the dwellinghouse or surrounding area nor the NL and WHS within which the site forms a part of how they are experienced and appreciated. 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.

The development plan remains broadly consistent with the national guidance at DP3 and 4, N2 and 4, HE4, 5, 6 and 8 of the NPPF in so far as they relate to achieving well-designed places, assessing design quality, and conserving landscape character and the historic environment. Material considerations do not, therefore, lead to a different conclusion.

Archaeological matters

The hamlet of Beckhampton has likely origins as a medieval settlement, recorded on the Swindon and Wilts Historic Environment Record (MWI7825). Unrecorded subterranean deposits are likely to yield significant information and deepen understandings of the medieval settlement. Being also wholly within the Stonehenge, Avebury and Associated Sites WHS, the area is recognised for its very high archaeological potential as part of a prehistoric landscape.

The County Archaeologist advised that, despite the relatively small scale of the development, the archaeological potential of the area is such that they would recommend that any intrusive groundworks associated with the proposed development are monitored by a qualified archaeologist. The WHSCU concur with this advice.

A programme of archaeological monitoring would need to be secured by a pre-commencement condition where the Local Planning Authority is minded to grant planning permission. The applicant's agreement to the condition was sought and they provided a substantive response on 25 September 2026:

Regarding the proposed archaeological condition, as said previously, a variety of watching brief's have been undertaken at Galteemore Farm within which the application property is located. None of these have yielded findings of interest and I attach one of the reports for reference.

If there remains no option but to accept the condition, I hereby accept it in order to allow the application to be concluded.

Having had regard to the previous archaeological findings (or lack thereof) on a separate nearby site, there is nothing contained therein that would strongly suggest investigations within the application site would be unnecessary. In particular, although also within the WHS, it is relevant that the area investigated in 2004 is outside of the indicative mapped extents for the medieval settlement. In any case, the applicant agrees to the condition.

The condition would ensure intrusive groundworks that would result in the loss or removal of archaeological features, thereby diminishing the significance of the heritage assets, would be mitigated by enhancing our understanding of the heritage assets. Accordingly, subject to the recommended condition, the development would have acceptable effects on the area's archaeological interest and accord with CP57 (i and iv), CP58 and CP59 of the WCS.

Material considerations in HE4, 5, 6, 8 and 10 of the NPPF relate to the historic environment, including features of archaeological interest, and do not lead to a different 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 dwellings to the application site are 2 Chestnut Cottages (adjoining; west) and Drybeck (east). To north the site overlooks the lane with dwellinghouses beyond, and to south an agricultural field.

The development would increase the massing and bulk of the dwellinghouse, but it would maintain separation distances from the boundaries of the curtilage such that the additional built form would not appear unduly overbearing or obtrusive nor cause unacceptable levels of overshadowing.

The side extension would introduce additional first-floor openings on east and south elevations.

To east, the window serves an ensuite within the extension but would facilitate views towards Drybeck which has a single-storey side extension topped with rooflights. Outlook from an

ensuite bathroom is necessary, and obscure glazing would alleviate overlooking effects and any potential effect on the privacy of occupants of the development. Accordingly, a condition is recommended to secure such matters.

To the south elevation, the additional window would serve a bedroom within the extension and overlook agricultural fields beyond the end of the site curtilage. Although angled views would be achieved into adjoining neighbours' outdoor amenity spaces, there is an existing baseline of overlooking and the effect would not result in an unacceptable loss of privacy in that context.

Openings would be introduced at ground-floor by the side and rear extension, and an existing opening altered on rear elevation, but these would not create an unacceptable overlooking effect for neighbouring residents. However, a condition is recommended to ensure the flat roof of the rear extension is not used as a rooftop amenity space, as an unacceptable overlooking effect would arise from such a use.

The proposed access and driveway would bring vehicle activity closer to the dwellinghouses, particularly noise and light intrusion. However, due to orientation and separation, the effects would not be detrimental.

For the reasons given, and subject to the recommended conditions, the development would not cause unacceptable harm to the living conditions enjoyed by occupants of the site itself or neighbouring land now or in the foreseeable future. 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, lead to different conclusion.

Highway matters

The development would not increase the bedroom quantum on site. The site does not have a vehicular access to the highway, but there is a layby to the frontage outside the red line area. The proposed driveway would provide access to the highway (unclassified) and off-street parking for two vehicles.

Wiltshire Council's Highways Team (WCHT) reviewed the application and raised no objection. They recommend two conditions; firstly, they recommend a condition to control visibility above a height of 0.6m within 2m of the site frontage and, secondly, they seek to ensure the completion of the parking spaces in accordance with the submitted details before the first use of the development and that they are maintained for such a use thereafter.

The wording of the conditions has been amended to ensure that they meet the tests, and are recommended accordingly. Subject to conditions therefore, the development would ensure safe means of access to and from the highway network and it would cause no unacceptable harm to highway safety.

For the above reasons, the development would not conflict with CP57 (xiv), CP61, CP62 or CP64 of the WCS. The development plan remains broadly aligned with the national guidance

at TR3, 4 and 6 of the NPPF in so far as they relate to access and highway safety. Material considerations would not, therefore, lead to different conclusion.

Drainage and flood risk

The application site is wholly within Flood Zone 1, but where the Flood Map for Planning (FMfP) and Wiltshire Council's Strategic Flood Risk Assessment (SFRA) indicate parts of the site (nearest the lane) at increased risk of flooding from surface water and where the SFRA indicates groundwater levels are near the surface.

The applicant's supporting documents do not provide a site-specific Flood Risk Assessment (FRA) nor identify all sources of flood risk. Based on available information, it is the proposed driveway which is in a part of the site most at risk of flooding and the submitted plans indicate permeable materials would be used and drainage features implemented.

The PPG³ advises that minor developments, like householder developments, are unlikely to raise significant flood risk issues, and the development includes means of managing excess surface water. Part H of the Building Regulations would ensure residual risk can be managed safely.

For these reasons, the development would not conflict with CP67 of the WCS and F4, 7 and 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.

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

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:

Location Plan. PP-15138128v1. Received 7 August 2026.

Application Form. Materials. Received 7 August 2026.

Proposed Site Plan. DRG004 Rev 04/08/26. Received 7 August 2026.

Proposed Floor Plans. DRG005 Rev 07/08/26. Received 7 August 2026.

Proposed Rear and Side Elevations. DRG006 Rev 05/08/26. Received 7 August 2026.

Proposed Front and Side Elevations. DRG007 Rev 07/08/26. Received 7 August 2026.

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

3. No development shall commence within the area indicated by application PL/2026/04979 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

4. 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.

5. The means of access hereby permitted shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level. It shall be maintained as such thereafter for the life of the development.

REASON: In the interests of highway safety.

6. The access and parking area hereby permitted shall not be first brought into use until it has been completed in accordance with the details shown on the approved plans.

REASON: In the interests of highway safety.

7. The window at first floor on the east side elevation of the side extension hereby permitted shall be glazed to an obscurity level of no less than level 3 and fixed with a ventilation stay restricting the opening of the window to no more than 100mm. The window shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and privacy.

8. The flat roof area of the rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

Informatives to the applicant:

1. In respect of Condition 3, the County Archaeologist advises that the work is to be carried out following the Standard and Universal Guidance for archaeological monitoring and recording as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.
2. The application involves the creation of a new 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 and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk