

Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA11 8JQ

24th September 2026

Dear Sir/Madam,

Householder Planning Application for the extension to existing car port, canopy extension, and fenestration alterations.

At: The Old Rectory, Best's Lane, Sutton Veny, Warminster, BA12 7AU.

Introduction

I write today to apply for householder planning permission for an extension within the existing car port on the western elevation, a canopy extension on the southern elevation, alongside the fenestration alterations and associated works at The Old Rectory.

Background

In August 2021 planning permission was granted for the erection of a first-floor extension and car port (ref: PL/2021/04920). The approved plans are set out within Figures 1 & 2 below.



Figure 1 – Front and rear elevations as approved under permission PL/2021/04920

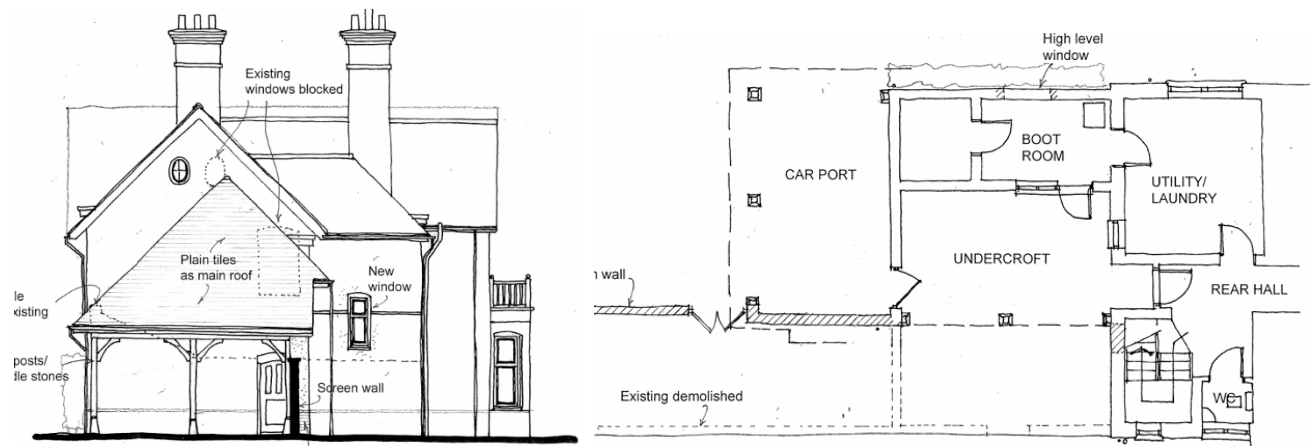


Figure 2 – Side elevation and ground floor plans as approved under permission PL/2021/04920

However, the extension was not built out entirely in accordance with the approved plans and instead built out in line with the plans set out in Figures 3 & 4 below.



Figure 3 – Front and rear elevations as built out

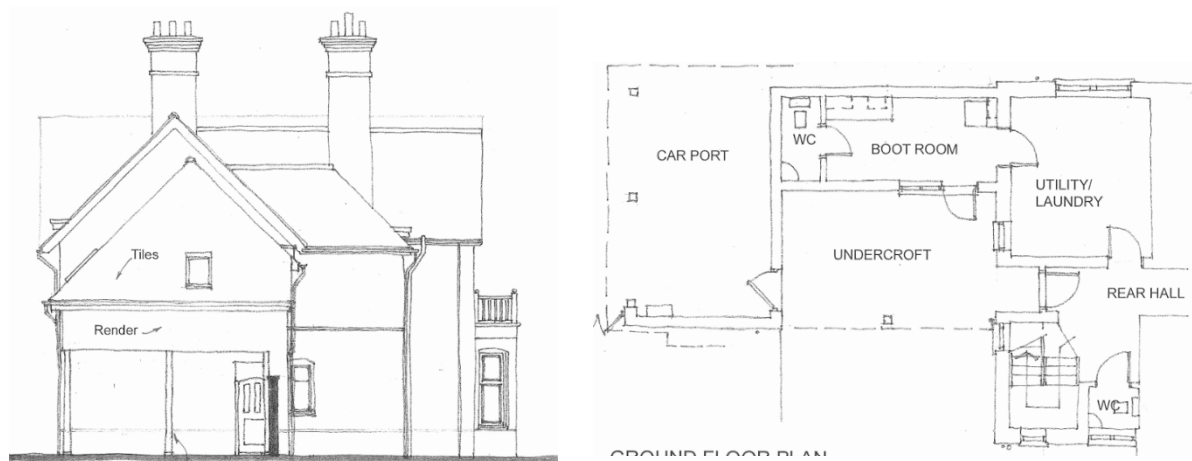


Figure 4 –Side elevation and ground floor plans as built out

The most notable difference in the approved scheme versus what was built out is the ridge height of the extension. The ridge height that was approved under application PL/2021/04920 was approximately 7m above ground level whereas the extension as built has a ridge height of approximately 8m, resulting in a ridge height that is 1m higher than what was originally approved.

Other differences between the approved scheme and was built out include the addition of three rooflights (two on the front elevation and one on the side elevation) and the repositioning of the window on the western elevation of the existing dwelling. Additionally, the proposed window on the front elevation as well as the oak posts/staddle stones on the car port and under croft were not built out.

Construction works on the extension were completed on the 16th August 2022.

Section 171B of the Town and Country Planning Act 1990 outlines the relevant time limits within which enforcement action can be taken against unauthorised development. Where there has been a breach of planning control, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach, providing construction was ‘substantially complete’ on or before the 24th of April 2024.

Given that works have now been completed for a period in excess of four years, it should be considered that the building as extant is now lawful in planning terms, despite not being built out in accordance with the approved plans.

Proposal

Accordingly, for the purpose of this application the dwelling as currently constructed is treated as the existing lawful baseline, rather than the approved plans under application PL/2021/04920.

The changes proposed under this application are relatively minor in nature and are limited to the section of the dwelling that was previously extended. These changes include an extension to the main dwelling within the car port, which will accommodate a new music room.

On the rear elevation, a canopy is proposed which will be open on all sides and extend out to the existing building line of the dwelling. This area will be used as a porch/verandah area, two additional French doors are proposed to provide access to it.

Two windows are also proposed (a single window on the front elevation and a double window on the rear elevation). An additional door is proposed on the western elevation, which provides a practical access point into the boot room. Additionally timber clad posts/beams together with various external detailing are proposed to compliment the joinery on the existing dwelling.

These changes will allow the family to better utilise the space within that section of the dwelling, by adding more liveable space whilst also improving the practicality and access arrangements of the dwelling.



Figure 5 – Front and rear elevations as proposed under this current application

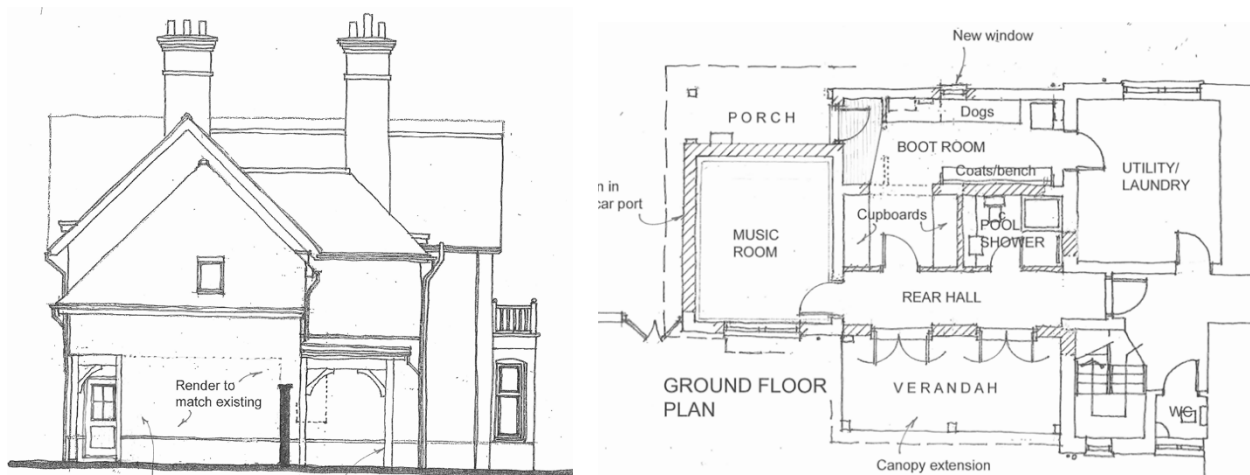


Figure 6 – Side elevation and ground floor plans as proposed under this current application

Parking

It is acknowledged that the proposal would result in the removal of one parking space as the carport will be removed. However, sufficient parking would remain at the site.

Wiltshire's car parking strategy stipulates a minimum of 3 car parking spaces for dwellings of 4 or more bedrooms. As can be seen from Figure 6 below even without the space provided from the carport there is still ample room to comfortably fit 4 parking spaces.

As such the proposal would still be in accordance with Wiltshire's Car Parking Strategy.



Figure 7 – Existing parking arrangement

Impact on the character and appearance of the area

The application site is located within the Cranbourne Chase and West Wiltshire Downs National Landscape and the Sutton Veny Conservation Area. Public bridleway SVEN5 runs across the northern boundary of the site.

The changes proposed subject to this application would not be seen to have a notable impact on the character and appearance of either the national landscape or conservation area. Due to the positioning and boundary treatments of the dwelling the proposed changes would not be visible from the public realm. Where views of the dwelling are achievable, the changes proposed under this application would remain screened and not visible.

The proposed windows and doors have been designed to reflect the existing colour, materials and joinery detailing of the existing dwelling.

As the changes proposed are only minor and the design remains consistent with the existing dwelling, it is considered that the proposal would preserve the character and appearance of the Conservation Area and Natural Landscape.

Conclusion

For these reasons, we commend the application to you and ask permission is granted as soon as possible.

Yours faithfully

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Planner

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