

Our Ref: ST/250119/P1

7 October 2026

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Formation of swimming pool and plant room

At: Rectory Garden House, Mildenhall, Wiltshire SN8 2LU

PP-15225058

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs J Patrick ('the Applicants') to submit a Householder Planning Application to Wiltshire Council in respect of the above development at Rectory Garden House, Mildenhall. The application has been submitted via the Planning Portal and comprises the following:

- Completed application form and ownership certificates;
- Planning application fee of £272.00;
- Drawing No. 250119-02: Location Plan;
- Drawing No. 250119-015: Proposed Site Plan;
- Drawing No. 250119-020: Proposed Pool Plant Building;
- Drawing No. 11487-01: Topographical Survey;
- Covering Letter by Fowlers (below); and
- CIL Form 1: Additional Information.

1. Site and surroundings

Rectory Garden House is located within the village of Mildenhall, Wiltshire. The site extends to approximately 0.35ha and comprises the existing dwelling of Rectory Garden House, garage, outbuildings and established residential curtilage.

The application site is located to the south of the village, off Church Lane – approximately 1.9 miles east of Marlborough, 4.3 miles south-west of Ramsbury and 6.9 miles north-east of Pewsey.

Access to the site is taken from the east – directly off Church Lane. The site is surrounded by residential development to the north, south-east and south. To the east of the site lies Church Lane and beyond that Grade I listed St John the Baptist Church.

Although the dwelling itself is not listed, the eastern boundary wall of Rectory Garden House is Grade II listed – added to the statutory list on the 6 March 1985. The Historic England list entry states:

‘Wall, gatepiers and gates. C18. Brick with stone piers. Wall 2.5m high, 1½ brick with offset coping and angled brick top. Piers rusticated stonework with cornice and ball terminals raised on plinth. Gates of wrought iron, javelin headed bars and dog rails’.

Rectory Garden House is located within the Mildenhall Conservation Area and within the North Wessex Downs National Landscape. Public Right of Way (ref: MILD25) runs in an east/west orientation to the immediate south of the site. A bank of trees are located to the north of the site (outside by adjacent to the application site) within the neighbouring property which benefit from a Tree Preservation Order (ref: E/154). The site is also located in Flood Zone 1 with the lowest risk of flooding (fluvial and surface water).

2. Planning History

Rectory Garden House has been subject to a number of planning applications over the years. Most recently, planning permission was granted for:

PL/2025/09050 - Conversion of existing garage into wellness suite. Erection of garden shed outbuilding. Approved 24.03.2026.

3. Proposed Development

Planning permission is sought for the formation of a swimming pool and plant room at Rectory Garden House.

The proposed swimming pool will be located to the west of Rectory Garden House, within the established residential curtilage.

The swimming pool will be rectangular in shape, measuring 11m by 4m, and sited in an east/west orientation.

The proposed design has been kept to a minimum to ensure it reads as sensitive within the receiving landscape. Minimal hard landscaping is proposed – with a natural pool surround to ensure it blends in with the surrounding site.

A plant room will be located to the north of the swimming pool to facilitate the necessary plant equipment of the proposed pool. The plant room will utilise an existing structure built into the garden wall. The south elevation will be infilled with brick (to match the existing) and a new solid timber door.

The use of hard and soft landscaping will enable the pool to read as natural and organic within the site, and avoids any strict formality. It is proposed to create an area of stone terrace surround around the pool to match other paved areas within the area.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, as far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted in 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published August 2026 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Analysis

Policy CP57 ensures high-quality design and place shaping, stating '*a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality*'.

In terms of landscape, Policy CP51 states '*development must protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures*'.

Policy CP58 is concerned with the protection of heritage assets – stating: *development should protect, conserve and where possible enhance the historic environment*.

Rectory Garden House is located within the built-up area of the village, with residential development located to the north, south-east and south of the site. The site represents part of a well-established domestic garden within a mature landscape, which is to be retained throughout the development. The site is typical of the individual residential plots found within the village. As such, the principle of development is considered acceptable.

The proposed swimming pool is to be located to the west of the existing dwelling, within the established garden. The proposed pool will measure 11m by 4m and will be used solely in connection with the existing residential dwelling of Rectory Garden House. A plant room will be located to the north of the proposed swimming pool to house the necessary plant equipment.

The proposed development will not have any impact on the Grade II listed boundary wall to the east of the site.

The construction of the swimming pool is such that it will not give rise to any arboricultural or ecological issues. There is also scope to provide additional soft landscaping throughout the site.

The site is well screened from the public realm resulting in no inter-visibility between the proposed development and the public realm.

The application site is large enough to comfortably accommodate the proposed swimming pool, allowing continued use of the existing private amenity space whilst having no adverse impacts on character, appearance and setting of the listed boundary wall. The development will not affect the neighbouring dwellings through overlooking, loss of privacy or overbearing nature.

6. Conclusion

Overall, the Applicant contends that, due to the nature and location of the proposed development, the proposal can be successfully integrated into the site with no harm caused to the site or surrounding area. Consequently, the scheme represents high-quality design in-keeping with the character and appearance of the locality and will not have adverse impacts on the historic nature of the site.

The scheme therefore accords with Policies CP51, CP57 and CP58.

I trust that the enclosed information is sufficient for this planning application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients