

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08715
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	26 Bonners Close, Malmesbury, SN16 9UF
DEVELOPMENT DESCRIPTION:	Proposed single storey side extension
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey side extension. It measures 1.9m wide, 9.3m deep, and has a maximum height of 4.15m. It has walls of reconstituted stone, a hipped-style tiled roof, and uPVC fenestration.

SITE DESCRIPTION

The application site is semi-detached single-storey dwelling known as 26 Bonners Close. It has walls of reconstituted stone, a gabled tile roof, uPVC fenestration, front driveway and lawn and a sloped rear garden. Its setting is characterised by the varied architecture and layout of the suburban residential area. It is in the settlement boundary of Malmesbury.

PLANNING HISTORY

N/84/00966/FUL – Erection of 257 No. Dwellings and Associated Garages (APPROVED WITH CONDITIONS 25/06/1984).

- Removes PD for extensions and alterations, means of enclosure and means of access to highway.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57 Ensuring High Quality Design and Place Shaping (CP57)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Malmesbury Neighbourhood Plan: Made 2015 (MNP)

- Volume I - Main Body: Policy 13
- Volume II – Design Guide

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Malmesbury Town Council – No objection (26/11/2025).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public during the consultation period.

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.

Design and local character and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to deliver a high standard of design by ensuring a positive response to the features of the site and its setting, townscape and landscape character, and local distinctiveness.

Policy 13 of the Malmesbury Neighbourhood Plan advises that the accompanying design guide (Volume II) should be taken into consideration to ensure all new development achieves a high quality of design that complements and enhances the character, form and qualities of the town.

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.

The proposed extension has a contrasting roof form; however, the overall use of scale, materials, and details articulate it as a subservient addition in an architectural style complementary to the host dwelling and its setting. It is therefore considered to respect the character and appearance of the host dwelling and fit into the general street scene.

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal is considered to satisfy the expectations of adopted design guidance and the requirements of Policy 13 of the Malmesbury Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) 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 Wiltshire Design Guide 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.

The closest neighbouring dwellings to the application site are 23, 24, 25 and 27 Bonners Close. The proposed extension is modest in scale, retains a direct external access to its rear garden, and its hipped roof design minimises its visual impact for neighbours. Although it features a rooflight, this would be high level, and all other fenestration is otherwise at ground floor.

The proposal is considered to have an overall acceptable impact on the amenity enjoyed by neighbours and all potential occupants of the site, thereby satisfying the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Biodiversity Net Gain

The proposal was validated as a householder planning application and is therefore understood to be exempt from the requirement to deliver 10% Biodiversity Net Gain (BNG) introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). An Informative is to be added reminding the applicant of the BNG requirements.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to have acceptable impacts in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. It is not found to conflict with the statutory requirements or the provisions of 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 proposal should therefore 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:

Location Plan and Existing and Proposed Block, Elevations and Floor Plans. Drawing No. 349-101 Rev a. Received 10 November 2025.

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.