

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## OFFICER DELEGATED REPORT

|                                 |                                                       |
|---------------------------------|-------------------------------------------------------|
| <b>APPLICATION REFERENCE:</b>   | PL/2025/08878                                         |
| <b>APPLICATION TYPE:</b>        | Householder planning permission                       |
| <b>SITE ADDRESS:</b>            | 15 THE GROVE, CHELWORTH, MALMESBURY,<br>SN16 9SS      |
| <b>DEVELOPMENT DESCRIPTION:</b> | Single-storey rear extension and external alterations |
| <b>RECOMMENDATION:</b>          | <b>That planning permission be GRANTED</b>            |

### PROPOSAL

Revised plans were accepted on 10 December 2025 to correct errors and omit proposals for the cladding of the front elevation in timber, and as minor amendments no further consultation was deemed necessary. The proposal seeks planning permission for a single-storey extension to rear of existing garage, and various external alterations including flat-roofed canopy over patio, installation of aluminium framed fenestration to porch, insertion of window to first-floor rear elevation, and garage conversion.

### SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 15 The Grove. It has walls of reconstituted stone and hung tiles, a gabled interlocking tile roof, uPVC fenestration, an attached garage to side, front lawn and driveway and a rear garden. Its setting is characterised by the surrounding suburban-style street scene. It is in Chelworth, an undesignated settlement in open countryside of Crudwell Parish. Relevant designations and constraints include the public footpath CRUD21.

### 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 57 Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)

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

Crudwell Neighbourhood Plan: Made 2021

- Policy DD2: Design
- Crudwell Design Guide (Appendix 1)

Wiltshire Design Guide SPD (WDG)

- Appendix D – Design Guidance for Householder extensions

National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

National Design Guide (NDG)

## **CONSULTATION RESPONSES**

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

Crudwell Parish Council – No comment (02/12/2025).

Wiltshire Council's Highways Team – Comment advising that a parking plan demonstrating that three vehicles can be accommodated on site is required as the proposals would convert the site's garage resulting in a loss of parking (03/12/2025).

Wiltshire Council's Public Rights of Way Team – No responses received at time of case officer recommendation.

## **REPRESENTATIONS**

Immediate neighbouring dwellings were notified of the application. A site notice was displayed on 18 November 2025. 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.

### Design and local character and appearance

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

Policy DD2 of the Crudwell Neighbourhood Plan requires that development proposals be of a design quality that respects the character and distinctive appearance of Crudwell Parish, having regard to the Crudwell Design Guide (Appendix 1). The guidance of the Crudwell Design Guide advises, amongst other things, that “[n]ew buildings, extensions, and modifications should be made in proportion to the original and/or adjacent buildings. Architectural detailing and materials should match those which exist, or complement them.”

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 utilises a subservient scale and a combination of gabled and, in less visually prominent parts, contrasting flat-roofed forms. The proposed materials and details similarly complement or provide a subtle contrast with the existing building. On the whole, the proposals are considered to provide subservient supporting additions that would complement the existing dwelling and respect the consistent architectural style of the 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 DD2 of the Crudwell 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 7, 8, 14 and 16 The Grove.

The proposed extension would maintain a good degree of separation between the built form and sensitive areas of neighbouring properties, and the various external alterations are not of a magnitude or location that it is considered they would harm the amenity enjoyed by neighbours.

The proposal is considered to have an overall acceptable impact on the amenity of neighbours and occupants of the site itself. It therefore satisfies the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

#### Highway matters

The proposal would not increase the bedroom quantum within the property, but it is understood to cause a loss of one parking space through the conversion of the garage to habitable accommodation. The Council's Highways Team were consulted and requested a parking plan; however, it has been demonstrated that the site frontage can accommodate three parked vehicles in accordance with adopted parking standards. The proposal would not therefore give rise to unacceptable highway safety harm or justify a refusal.

#### 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:

Site Layout Plan. 15TG.P01. Received 7 November 2025.

Proposed Elevations, Floor Plans and Sections. TG15.P03 Rev A. Received 10 December 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.