

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08891
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	MIDWAY, GASTON LANE, SHERSTON, MALMESBURY, SN16 0LY
DEVELOPMENT DESCRIPTION:	Two-storey rear extension, ground floor side extension, garage conversion and associated works
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a two-storey rear extension with single-storey ground-floor conservatory, a single-storey ground-floor side extension, conversion of the garage to habitable accommodation, and external alterations and works. The proposed two-storey rear extension measures approx. 1.5m deep, 7.1m wide and 7.47m max height; it is constructed from reconstituted stone and render. The single-storey ground-floor side extension measures approx. 1.5m deep, 1.7m wide, and max height of 3.25m; it is externally constructed from reconstituted stone with tiles roof. Fenestration is aluminium in grey.



SITE DESCRIPTION

The application site is a two-storey dwelling known as Midway. It has walls of reconstituted stone, a gabled tile roof, anthracite grey uPVC fenestration, an integrated garage, front driveway and a rear garden. Its setting is characterised by the surrounding residential street scene, within which there is a relatively organic layout, the local vernacular prevails and built form is interspersed with foliage. It is in the settlement boundary of Sherston. Relevant designations and constraints include the Cotswold AONB.

PLANNING HISTORY

18/04887/FUL – 2 Storey Extension, glazed lean-to kitchen extension & internal reconfiguration (APPROVED WITH CONDITIONS 17/07/2018) Approved plans shown below



PL/2025/07712 – non-material amendment (NMA) (to convert the current garage into an internal room) relating to application 18/04887/FUL (NMA REFUSED 07/11/2025). Changes were considered to be material.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- 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 64: Demand Management (CP64)

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

Sherston Neighbourhood Plan – Made 2019 (SNP):

- Objective 2

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Emerging Wiltshire Local Plan (at Regulation 24 examination stage)

Cotswolds National Landscape Management Plan 2025 – 2030

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:

Sherston Parish Council – Objects on the grounds that the proposed extension may well represent an overdevelopment of the plot and one which could result in a significant loss of amenity to its immediate neighbours by reason of an overbearing appearance, overshadowing and overlooking, recommending the case officer complete a site visit (12/12/2025)

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. One letter of representation was made by a member of the public. The comments therein are summarised as follows:

- That the proposed extension would allow rear elevation windows to overlook neighbouring property to the detriment of their privacy.

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.

Preliminary matters

The application follows the Council's decision to grant planning permission for a near identical development in 2018 under ref 18/04887/FUL, but there have since been some minor changes in policy context which have been considered as part of the overall assessment.

A site inspection by the planning case officer was completed on 18 November 2025.

Design and local character and appearance, including the National Landscape

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.

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.

Sherston is wholly within the Cotswold National Landscape, formerly and still legally known as an Area of Outstanding Natural Beauty (AONB), where there is a duty under S85 of the

Countryside and Rights of Way Act 2000 (as amended) to seek to further the purpose of conserving and enhancing its natural beauty. The application site is a late 20th century dwelling within the built-up settlement area and would not therefore have an adverse impact on the wider landscape.

The proposed extension is a modest addition but, with the existing rear extension, it creates a cumulatively bulky addition and deep built form. The Parish Council include in their objection concerns that the development may represent an overdevelopment of the plot, however, as was observed during the site inspection, the resulting dwellinghouse is considered to remain within the limit of what would be considered proportionate to the available plot and the extension is considered to remain at a level of subservience which is acceptable.

The forms used reference the existing built form despite the rear gable peeking out to the side. The external appearance of the dwelling would not significantly change, retaining reconstituted stone and supplementing this with some complementary render. To the front, proposed alterations to fenestration and the garage conversion would retain the character of openings and complement the stonework. Proposed fenestration to the rear would contrast, almost jarringly so, but would not disrupt the rhythm of the street scene being on the rear elevation.

As noted, much of the proposed development was considered in 2018 as being in accordance with CP57, and changes in the policy context would not in this case significantly affect the considerations. Overall, the design is considered to respond appropriately to the character and appearance of the host dwelling and street scene. Subject to such conditions 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 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. At 4.2.9 and 9.2.5 it expects that new development should respect the 20m back-to-back separation distance to reduce intrusive overlooking.

The closest neighbouring dwellings to the application site are adjoining Trolls (east) and Pentrich (west) and 14, 15 and 16 Easton Town (north).

One letter of representation was received raising concerns that rear elevation windows would overlook and harm the privacy of neighbours. The Parish Council also maintain an objection citing an overbearing appearance, overshadowing and overlooking as concerns.

However, and as referenced previously, it is material to acknowledge that a similar rear extension was approved by the Council pursuant to the aforesaid 2018 application – which was similarly tested against the same WCS policy cited above and that the proposed extension

submitted under this fresh application represents only modest increase on the existing built form but it would create a cumulatively deep form with some additional massing which lends bulk to the appearance of its side elevations.

This would be experienced at the boundaries with the adjoining Trolls and Pentrich properties, however, as observed during the site inspection, both neighbours have been extended to the rear by single-storey additions. The visual impact would be lessened for Trolls by its rear extension, and the built form is staggered and maintains some separation distance for Pentrich.

The rear elevation faces north and, although the additional depth of built form would have some effect, the resulting situation would not cause an unacceptable level of overshadowing.

There is already a mutual level of overlooking, but the large rear elevation windows and high-level rooflights introduced by the proposal would maintain a back-to-back separation distance that safeguards an appropriate level of privacy for neighbours.

The proposed extension was considered previously to be in accordance with CP57 (vii) in 2018, and whilst there have been relevant changes made nationally, these would not significantly affect the determination of this application. The proposed extension would result in some neighbouring impacts, but the impact on the overall amenity enjoyed by neighbours is considered to be acceptable. It therefore satisfies the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highways matters

The proposal would convert the existing garage, however, there would be no change in bedroom quantum, and the plans demonstrate that parked vehicles can be accommodated in accordance with adopted minimum standards. A dropped kerb may be required, and therefore an informative regarding highways licencing should be attached to any decision notice.

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:

Application Form. Materials. Received 10 November 2025.

Proposed Site and Floor Plans and Sections. 2 Rev B. Received 10 November 2025.

Proposed Elevations. 3 Rev B. 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.

Informatives to the applicant:

The applicant is advised of the need to seek an extension to the dropped kerb to enable safe access to the site and parking of vehicles over the site frontage. They are reminded that this consent does not grant authority to carry out works on the highway. 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. The Vehicle Crossing Team can be contacted on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or by visiting the website at <http://wiltshire.gov.uk/highways-streets> to make an application.