

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09012
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	AUTUMN COTTAGE, WHEATSHEAF LANE, OAKSEY, MALMESBURY, SN16 9TA
DEVELOPMENT DESCRIPTION:	Fitting of two bifold doors in place of windows and rotten doors. Widening of first floor window. Removal of first floor window. Installation of roof light. Replace rotten French doors with window. Demolition of dilapidated garden room.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for external works to the property consisting of the insertion of 2 No bifold doors to replace existing openings and fenestration, installation of a roof light, replacement of door with window and alterations to openings at first floor. The existing lean-to garden room is to be removed.

SITE DESCRIPTION/CONTEXT

The property is a semi-detached dwelling of Cotswold stone with timber painted windows and doors. Previously extended to the side and at 2 storey to the rear, the property also has a lean-to garden room to the rear.

The site is located within the defined settlement boundary for Oaksey, identified by the Wiltshire Core Strategy as a Large Village. With regard to policy constraints, the site is located within the Oaksey Conservation Area at the end of Wheatsheaf Lane.

PLANNING HISTORY

n/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Oaksey Neighbourhood Plan (Made 2024)

- Policy 4 – Design of New Development and Local Distinctiveness
- Policy 12 – Oaksey Conservation Area

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Parish/Town Council: No comments were received

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

Policy 4 to the Oaksey Neighbourhood Plan states that residential extensions; extensions to other buildings; and outbuildings will be supported where they:

- are subordinate to the original building;
- are constructed of materials which reflect the materials of the original building or those found in the surrounding area;
- do not result in the loss of existing boundary features;
- make a positive contribution to the streetscene; and
- do not adversely affect the inter-relationship between the front of the original building and the public realm.

The alterations to openings and fenestration at ground floor consist of the insertion of 2No bifold doors to the 2 storey rear extension and the replacement of French doors with a window on the original part of the dwelling. The doors are to be of aluminium, painted RAL7032 to match the existing painted timber windows. At first floor one of the side windows to the existing extension is to be removed with the remaining window enlarged and replaced with a painted timber unit. Plans show the removal of a lean-to garden room built off the original rear wall of the dwelling.

The proposed alterations are considered acceptable in terms of design and materials and are considered appropriate alterations to the building.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

There is to be no increase in built form onsite. At first floor there will be the removal of a window to the first floor side elevation and its replacement with a roof light. The remaining window is to be enlarged however this is not considered to represent a material increase in levels of overlooking towards the adjacent property taking into account the other alterations made.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Policy 12 to the Oaksey Neighbourhood Plan states that development proposals should preserve or enhance the character and appearance of the conservation area in accordance with national policy and the development plan.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The conservation area by virtue of its designation is significant in heritage terms and this significance is likely to arise from its aesthetic (fortuitous) value and historical (illustrative) value.

In this instance the alterations are to the rear of the property and to the most part, to alter addition to the property. Chosen materials are considered appropriate and the proposal, by virtue of its scale, design, and use of materials, is considered to preserve the conservation area. It would not result in harm to the significance of any heritage assets. No details have been provided for the proposed roof light therefore a condition is recommended to ensure that it is of a conservation style and flush to the roof slope.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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 location plan, JC01/001, JC01/002, JC01/003, JC01/004 JC01/005, JC01/006 received 13.11.25

REASON: For the avoidance of doubt and in the interests of proper planning.

3) The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.