

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09727
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Manisty, The Street, Oaksey, Malmesbury, SN16 9TF
DEVELOPMENT DESCRIPTION:	Addition of dormer and rooflight to garage and conversion of first-floor to ancillary accommodation
RECOMMENDATION:	That planning permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the addition of a gabled dormer and rooflight to the north-facing slope of the roof of an existing detached garage and the conversion of its first floor to habitable ancillary accommodation.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Manisty. It has walls of stone under a slate tile gabled roof, a front driveway with detached triple-bay garage, and a rear garden. Its setting is characterised by its rural backdrop and the vernacular appearance of its immediate residential cul-de-sac surroundings. It is outside the settlement boundary of Oaksey. Relevant designations and constraints include the setting of the Oaksey Conservation Area and North Meadow SAC 9400m recreational buffer.

PLANNING HISTORY

The site has detailed planning history, mostly relating to the development of the estate in which it sits. From this, it is relevant to note that the site is subject to conditions restricting the conversion of its garage to habitable accommodation and that PD rights under Part 1, Classes A-E of the GPDO have been restricted.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- 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)

Oaksey Neighbourhood Plan (First Review) – Made 2024

- Policy 4: Design of New Development and Local Distinctiveness
- Policy 11: Heritage Assets
- Policy 12: Oaksey Conservation Area

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

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

Oaksey Parish Council – No responses received at time of case officer recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. [X] 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, including regard to the setting of the Conservation Area

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy 4 of the Oaksey Neighbourhood Plan advises that all new development should demonstrate good quality design that reinforces local distinctiveness and complements the fabric of the existing built-up area. It advises that residential extensions 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. Policy 11 and 12 of the ONP seek to ensure the conservation of heritage assets and their setting, including the Oaksey Conservation Area.

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 alterations would introduce a small dormer and additional rooflight to the north-facing roof slope of the garage. While this would add some additional clutter to the heavily obscured roof plane, it would preserve the utilitarian character of its front elevation within the street scene.

The development is considered to have an acceptable effect on the character and appearance of the local area. Furthermore, given the character of its front elevation would be unchanged, the development would preserve the setting of the Oaksey Conservation Area.

Subject to such conditions as are necessary to ensure delivery of the design to an acceptable standard, the proposal would therefore satisfy the expectations of adopted design guidance and the aims of Policies 4, 11 and 12 of the Oaksey Neighbourhood Plan and CP57 and CP58 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 Pie in the Sky (west), Manor View and All Saints House (south). No letters of representation were made by members of the public that raise concerns in respect of matters relevant to residential amenity.

The proposed alterations introduce a dormer and additional rooflight on the north-facing slope of the roof, which would overlook a woodland adjacent the site. Given the existing loft floor has access and openings, the effect of the development is minor and not to the detriment of the living conditions of occupants of the site or adjoining land.

The development safeguards the amenity afforded to occupants of the site and adjoining land, thereby satisfying the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

Biodiversity Net Gain (BNG)

The application was validated as a householder planning application, which are exempt from the requirement to deliver 10% BNG introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The decision notice should include an informative reminding the applicant of the 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:

Proposed Floor Plans, Elevations and Block Plan. 1074 / 23 / 02. Received 12 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.

4. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Manisty, The Street, Oaksey, Malmesbury, SN16 9TF and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.