

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09459
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Noble Street, Sherston, Malmesbury, SN16 0NA
DEVELOPMENT DESCRIPTION:	Replace rear extension. Addition of rooflights and windows
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks householder planning permission for a replacement rear extension with the addition of new fenestration to the dwelling.

SITE DESCRIPTION/CONTEXT

The dwelling is an end of terrace stone and brick-built dwelling located, which presents with a coherent period charm located in Sherston. The application seeks to make alterations to the existing envelope of the dwelling by replacing an existing rear single storey extension and inserting new window openings to the southern roof elevation and western elevation.

The application site is subject to the following planning policy constraints:

- Cotswolds National Landscape (formerly AONB)
- Sherston Conservation Area
- Historic Buildings Sites and Monuments Records
- Areas Susceptible to Ground Water Flooding
- Groundwater Vulnerability
- Risk of Flooding from Surface Water (RoFSW) with Climate Change - Low
- SFRA 2024 Appendix G Groundwater Emergence - Groundwater levels are between 0.5m and 5m below the ground surface - There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.
- SFRA 2024 Appendix I Sewer Flood Incidents Number of Flood Incidents: 0
- Archaeology Monuments Lines

PLANNING HISTORY

Proposal / Summary
N/98/00398/FUL - Full planning permission Decision - Unknown Date: 3/4/1998 – EXTENSIONS TO DWELLING EXTENSIONS

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Sherston Neighbourhood Plan 2006 – 2026

- Objective 2 – The Plan will ensure that all future developments in the village conserves or enhances Sherston's significant heritage assets

Sherston Conservation Area Statement – April 1999

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

Sherston Parish Council: No objection.

Wiltshire Council Archaeology: No comments from Archaeology and no need to be consulted.

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. Due consideration should also be given to Sherston Neighbourhood Plan 2006 – 2026, Objective 2, which states that the Plan will ensure that all future developments in the village conserves or enhances Sherston's significant heritage assets.

The proposal seeks to replace the existing lean-to style rear single storey extension with a slightly enlarge flat roof extension. The rear pitch of the roof slope is to have two conservation type rooflights installed. The proposed extension at its largest would measure approximately 4.8m (w) x 3.6m (d) x 3.0m (h). Whilst the introduction of a flat, parapeted roof has the potential to create a greater perception of bulk when compared with a traditional pitched form, in this instance it is not considered to appear unduly incongruous.

It is noted that the proposal seeks to insert three rooflights into the southern roof slope of the dwelling. The surrounding area is characterised predominantly by properties with uninterrupted rooflines, which contributes to the overall uniformity and traditional appearance of the streetscape. However, there are examples of rooflights within the immediate context, including those on the nearby community centre/nursery and the Rattlebone Inn located to the northwest. These existing openings demonstrate that such alterations are not entirely out of keeping with the character of the locality.

Given the proposed rooflights' position on the rear elevation, their modest scale and subservient relationship to the host dwelling, the design is considered to sit comfortably within the private rear amenity space. Views of this roof elevation are restricted and the windows would not introduce any visual harm or incongruity when viewed from public vantage points. As such, the proposal is not considered to detract from the character or appearance of the property or the wider area and is therefore acceptable in design terms.

Proposed materials include a grey GRP roof membrane, fixed rooflight, coping and string course, painted render and painted timber windows and doors which are considered acceptable in this locality. 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 and Sherston Neighbourhood Plan 2006 – 2026.

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.

With regards to the single storey replacement extension, this would be contained within the rear curtilage of the dwelling and whilst a new fenestration arrangement would be introduced at ground floor level. The proposal seeks to alter and replace an existing single storey extension with a sloped roof, replacing with a flat roof with a pitched roof and the insertion of three rooflights to the dwelling southern roof elevation and a single casement window to the western elevation at first floor level. The replacement single-storey rear extension would not result in any unacceptable overshadowing of the neighbouring properties, owing to its modest height and depth and being screened from immediate neighbour no.3 by the host dwelling.

The three rooflights proposed for the southern roof slope would be positioned sufficiently high above the internal floor level, meaning they would serve primarily as a source of natural light rather than as openings intended for outlook. Their elevated placement and orientation would significantly limit any potential for direct or harmful overlooking of neighbouring properties. As such, the rooflights would not give rise to any unacceptable loss of privacy or residential amenity. The introduction of an additional window to the western elevation at first floor level, would serve a bedroom. Owing to its position, the window would primarily overlook the dwellings curtilage, ensuring that views toward neighbouring properties are limited. As a result, the introduction of this opening is not considered to give rise to any unacceptable level of overlooking or loss of privacy for adjoining occupiers to the south, primarily (no.3).

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 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. 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 CP57: 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.

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 proposal seeks permission to alter and replace an existing extension to the rear of the dwelling. The Sherston Conservation Area Statement (1999) describes Sherston as an 'agglomeration type, irregular grid', which has a medieval plan unit showing long strip plots, or deep burgages, arranged in a series on either side of a major thoroughfare widened to provide a street market'. The conservation area by virtue of its designation is sufficient in heritage terms and this significance is likely to arise from its aesthetic (fortuitous) value and historical (illustrative) value.

The proposed development is located to the rear of the dwelling, where it would replace an existing structure of very similar form and scale to that previously granted consent. As such, the proposal represents a continuation of an established pattern of built form in this part of the site. Given its discreet siting, the extension would not be readily visible from the public realm, and its overall design, proportions, and materiality are considered to integrate appropriately with the host property. Having regard to its limited visibility and the modest nature of the works, it is considered that the proposal would not give rise to any harm to the character or appearance of the Sherston Conservation Area. The development would preserve the area's significance, including the traditional pattern of rear-of-plot additions that form part of its established character.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets. 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.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposal, by virtue of the proposed alterations to the envelope of the existing building and the modest external alterations, the design and form, would not harm the special qualities or scenic character of the Cotswolds National Landscape. The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the NPPF in conserving and enhancing the National Landscape.

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 heritage and national landscape.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, Sherston Neighbourhood Plan 2006 2026 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:

Existing floor and roof plans - Dated November 2025
Existing elevations - Dated November 2025
Design and access statement – Dated November 2025
Proposed floor and roof plans - Dated November 2025
Proposed elevations - Dated November 2025
Location and site plans

Received: 03.12.2025

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 detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.