

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09784
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27 Tuners Lane, Crudwell, Malmesbury, SN16 9EN
DEVELOPMENT DESCRIPTION:	Single storey side extension
RECOMMENDATION:	That Planning Permission be GRANTED

SITE CONTEXT

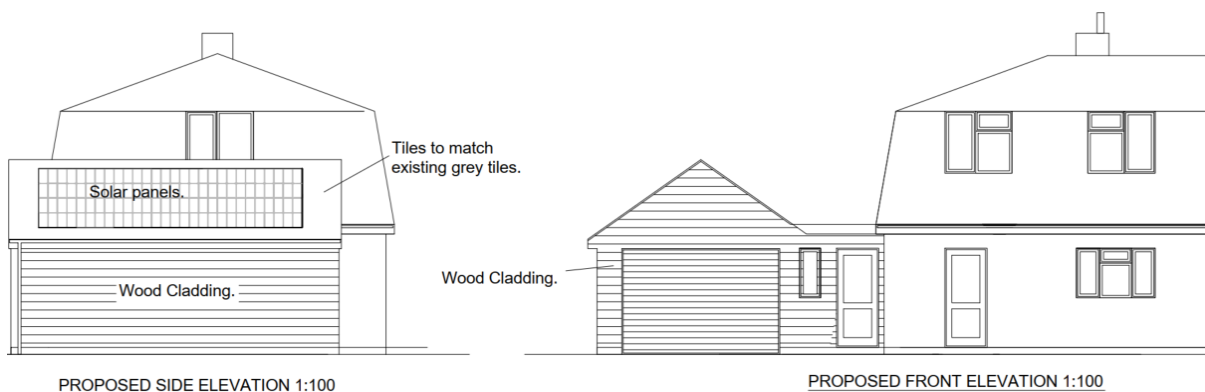
No.27 Tuners Lane (the 'site') is a residential property situated off an unnamed road in the northern area of Crudwell (designated as a Large Village in the Wiltshire Core Strategy).

The site is occupied by a dwelling and its associated outbuildings and amenity space. The dwelling is a semi-detached two-storey 'Cornish Unit'-type house. It has reconstituted stone walls, a tiled mansard roof, uPVC fenestration. Its side aspect is adjoined by a modest single storey concrete structure connected to the main dwelling by a mono-pitched and opaque uPVC unit. The immediate surroundings of the site are characterised by post-war housing mostly arranged in linear formations with low boundaries and hedgerows.

The site is not subject to nor within close proximity of any planning constraints relevant to the consideration of this application.

PROPOSAL

The proposal seeks planning permission for a single-storey side extension comprising a garage, inset porch, utility area and washroom. The extension consists of a pitched-roof garage and a flat-roofed link element connecting the dwelling to the garage. In sum, the extension measures approximately 6.1m in width and 7m in length. The garage element has eaves and ridge heights of approximately 2.4m and 4.1m respectively, while the flat-roofed link element has a height of approximately 2.7m. External materials include horizontal timber cladding, concrete roofing tiles to match the existing dwelling, a flat roof membrane, and uPVC units. Solar PV panels are proposed on the south roof pitch. The proposed plans are copied below:



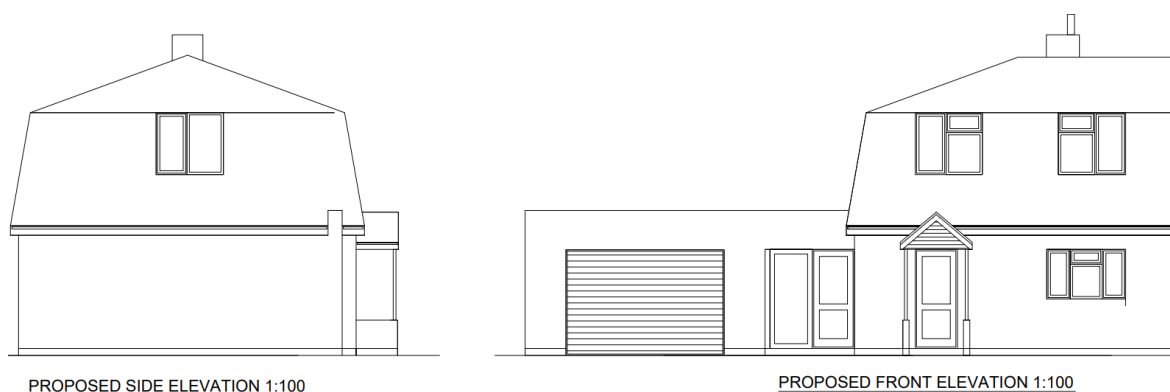
PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
15/11478/OUT	Three bedroom detached dwelling (All Matters Reserved)	Approved	02/03/2016
18/09922/REM	Proposed three bedroom detached dwelling	Approved	02/01/2019
PL/2022/08293	Erection of a dwelling (resubmission of 18/09922/REM)	Approved	09/06/2023
PL/2025/07019	Single-storey side extension, front porch, and fenestration alterations	Refused	05/11/2025

This application is a resubmission of application PL/2025/07019 which was refused for the following reason:

- The proposed extension, primarily by reasons of its insubordinate size and layout, bulky appearance and unsympathetic parapeted roof design, would fail to deliver a high standard of design to the detriment of the character and appearance of the host dwelling and local area. It is found contrary to the expectations of the Crudwell Design Guide and Appendix D of the Wiltshire Design Guide, the requirements of Policy DD2 of the Crudwell Neighbourhood Plan and Core Policy 57 (i, iii, vi) of the Wiltshire Core Strategy (January 2015), and paragraphs 131, 135 and 139 of the National Planning Policy Framework (December 2024).*

The refused plans are copied below:



It should be noted that the above planning records confirm the property maintains its full permitted development rights.

RELEVANT POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

Development Plan:

- Wiltshire Core Strategy (adopted January 2015):
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 64: Demand management
- Crudwell Neighbourhood Plan 2019-2026 (made May 2021)
 - Policy DD2: Design
 - Appendix 1: Crudwell Design Guide

Material Considerations (Policy):

- National Planning Policy Framework (NPPF) December 2024
 - Section 2. Achieving sustainable development
 - Section 12. Achieving well-designed places
- Wiltshire Local Plan Submission Draft 2020-2038 (Regulation 24):
 - Policy 4: Addressing climate change
 - Policy 73: Transport: demand management
 - Policy 85: Sustainable construction and low carbon energy
 - Policy 98: Ensuring high quality design and place shaping

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Wiltshire Local Transport Plan 2011-2026: Car Parking Strategy

CONSULTATION RESPONSES

Crudwell Parish Council: No comments.

REPRESENTATIONS

Two representations in support of the proposed development have been received. These comments make positive observations regarding the design of the proposed extension and its appropriateness in relation to the host dwelling and the wider area. One representation highlights several examples of other approved extensions in the locality. Officers have reviewed these sites and note the variety of building forms, scales and materials referenced in the comment.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material

considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design
- Neighbouring amenity
- Natural resources
- Transport

Design

Core Policy 57 of the Wiltshire Core Strategy requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics. This requirement is carried forward in draft Policy 98 of the emerging Wiltshire Local Plan.

Policy DD2 of the 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. The 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 states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

The proposed design incorporates a series of revisions to address officer concerns with the previously refused extension proposal. These revisions include:

- A 10% reduction in building footprint.
- Setting the extension back 1m from the site frontage.
- A pitched roof form for the primary element and a flat roof link.
- Reducing the flat roof height so it now sits in line with the eaves of the host dwelling.
- Timber clad walling.

The footprint of the proposed extension is now smaller than that of the host dwelling and, when considered alongside the 1m set-back, the overall layout is proportionate and well related to the original building. Although the height of the garage element has increased, the introduction of a pitched roof form helps to break up the massing of the extension. In addition, the eaves height and timber cladding sit either below or in line with the eaves of the host dwelling. The use of timber cladding also reads as softer and visually lighter than the reconstituted stone of the host dwelling. As a result, the scale, form and materiality of the extension are considered sufficiently secondary and subservient to the host dwelling.

Having regard to the above, the proposal is subservient to and harmonises with the dwelling and street scene and therefore complies with the design principles set out in Core Policy 57, draft Policy 98, Neighbourhood Plan Policy DD2 and the Design Guide.

Neighbouring Amenity

Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources. This requirement is carried forward in draft Policy 98.

The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or obtrusive to neighbouring properties.

As a side extension that reflects the width of the existing dwelling, the proposal would not adversely affect the residential amenity of the immediately adjoining semi-detached property to the north with which it is paired. The host dwelling is also set at a generous distance from all other neighbouring properties. Having regard to this separation, together with the modest scale of the extension, the proposal would not result in harm to the amenity of any neighbouring occupiers. In addition, the development would retain an adequate level of private amenity space.

Having regard to the above, the proposal maintains an acceptable standard of residential amenity for users of the site and neighbouring properties in accordance with Core Policy 57(vii) and the Design Guide.

Natural Resources

Core Policy 41 encourages all development, including refurbishment and extensions, to incorporate design measures to reduce energy demand, through passive solar, heating and airflow optimisation and the provision of renewable energy sources. This requirement is carried forward in draft Policies 4 and 85. The proposed solar PV panels will generate on-site renewable energy and, in so doing, will increase the property's energy efficiency in accordance with the above policies.

Transport

Core Policy 64 requires that development proposals comply with parking standards set out in the Local Transport Plan. This requirement is carried forward in draft Policy 73. The proposed garage meets the size requirements of a modern vehicle and the proposal therefore provides an additional on-plot parking space. The level of on-site parking provision complies with the authority standards. The proposal therefore complies with Core Policy 64 and draft Policy 73 in this regard.

CONCLUSION

The proposal represents a proportionate side addition to the host dwelling. Having regard to its set back siting, smaller footprint, modest scale, appropriate pitched roof form and visually soft timber cladding, in addition to the provision of solar PV panels, the proposal is considered to be acceptable in respect of design, residential amenity, natural resources, transport and all other matters. It therefore complies with the aforementioned sections and policies of the Wiltshire Core Strategy, emerging Wiltshire Local Plan, NPPF and the Wiltshire Design Guide. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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:
 - Location plan, proposed block plan, existing and proposed floor plans and existing and proposed elevations, ref: 01.

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 documents.

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