

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08884
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Honey Lane Cottage, Honey Lane, Norton, Malmesbury, SN16 0JP
DEVELOPMENT DESCRIPTION:	Two-Storey extension to side and rear, single-storey extension to side and rear.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the construction of a two storey extension to the side of the property (right hand side when viewed from the front) and to the rear. A single storey element will be constructed to the side (left hand side when viewed from the front).

The proposal will be finished in render to match the existing finishes, with rough dressed walling on gable ends in a buff colour. The roof will be finished in concrete tile to match the existing.

SITE DESCRIPTION/CONTEXT

The property is a simple, detached dwelling situated on a large, but elongated, plot in the open countryside. The dwelling is positioned close to the road frontage and there are no nearby neighbours.

The external finish of the existing property is of rendered walls and concrete roof tiles.

The site is not subject to any additional constraints in terms of landscape designation or heritage.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57- Ensuring High Quality Design and Place Shaping
- Core Policy 51 – Landscape
- Core Policies 61 and 64 – Access and parking

North Wiltshire Local Plan 2011

- Policy NE14 – Trees and new development

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

Norton and Foxley Parish Meeting: No comment received.

Council Highways Engineer: No objection, but requires confirmation of parking arrangements:

I refer to the above application dated 17/12/2025 seeking permission for the proposed two-storey extension to side and rear, single-storey extension to side and rear. There are no proposals to alter the existing access with the public highway through this application.

The site is located with existing access onto the Honey Lane, an unclassified section of public highway subject to a speed limit of 60mph.

The proposals seek to extend the property to provide additional living and bedroom accommodation, this would alter the bedroom quantum to a 4-bed dwelling. The requirement for residential parking would be a minimum of 3 spaces within the curtilage, from the plans submitted it is unclear if this level of parking is available and the application states that there would be no alteration to vehicle parking.

It would therefore be useful to understand if there is available space within the curtilage for the parking of 3 vehicles to accommodate the higher level of requirements brought about by the rise in bedroom quantum proposed.

REPRESENTATIONS

No representations 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).

Design, appearance and landscape

The submitted plans are simple in character, but it is evident that the extension will be of a substantial scale, surrounding two thirds of the existing dwelling and greatly expanding its footprint and mass. However, whilst the proposal will see a noticeable increase in the scale and overall massing of the property, in this case, it is not considered to be of such an extent to unbalance that of the existing property. In this instance, the proposal in this instance is located on a substantial plot and the extent of the extensions will not overwhelming the site or lead to a perception of overdevelopment.

The proposal will see two elements which are to be constructed of sympathetic materials, which have the capacity to improve the appearance of the dwelling as a whole. Design and architectural style of the extensions appears be simple in character, but will clearly greatly change the appearance of the existing dwelling – particularly to the Western elevation where there would be a large, glazed feature to the single storey gable projection. Nevertheless, due to the aforementioned isolation from other buildings, there is no particular local character which the proposals would unacceptably impact.

Due to its isolated location, distant from neighbouring buildings, there is no pervading character which the substantial increase in mass will interfere with, but its prominence in the road frontage and therefore wider landscape does mean that the extensions will greatly change the appearance of the property. However, the extensions will take place within a well-defined residential curtilage, the wider rural landscape will not be adversely impacted.

The submitted application claims that there are no trees or hedges on the site which are within falling distance of the property, which is clearly incorrect. However, they do not appear to constitute significant trees or planting and none of protected. For this reason, there is not considered to be any adverse impact on trees or other landscape features.

Overall, and whilst acknowledging the scale of the extensions, the proposal is considered to comply with the provisions of policies CP51 and CP57 to the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide as well as saved policy NE14 to the North Wiltshire Local Plan.

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.

The proposal is isolated on its own substantial plot a considerable distance from the nearest neighbouring properties. As such it is considered that in terms of overlooking, loss of light and overbearing impact the proposal would not result in any unacceptable impacts upon the amenity of the wider area.

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

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Following comment by the Council's Highway Engineer in respect of parking arrangements, the applicant has submitted additional information (in the form of photographs) which shows that there is a large parking and turning area to the immediate East of the existing dwelling. It is evident there is sufficient space to park and turn at least three cars. Although no further comment from the Council's Highway Engineer was received, the situation is sufficiently clear to allow a conclusion that the parking situation at the site will continue to be acceptable.

Accordingly, the proposed development would not result in any adverse impact on highway safety and there is sufficient parking to accommodate the additional cars which may be anticipated with the additional bedrooms being created. The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, 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.

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:

Proposed Block Plan

(Received by LPA 10th November 2025)

Location Plan

Proposed Elevations

Existing Floor Plans

Existing Elevations

Proposed Floor Plans

(Received by LPA 18th 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 detailed on the approved drawings and application form.

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