

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09725
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	27 Follyfield, Hankerton, Malmesbury, SN16 9LA
DEVELOPMENT DESCRIPTION:	Single storey rear extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension to the rear of the property. Plans show the extension to be approximately 5m deep by 4.6m wide with a pent roof and height to eaves of approximately 2.4m rising to 3.6m. Materials are to be render to match the existing, with a membrane roof, aluminium doors and glazed screen.

In the interests of clarity, the site plan shows an area of decking however this does not form part of the application and this element would not require planning permission providing it is less than 0.3m in height.

SITE DESCRIPTION/CONTEXT

The application site comprises a large detached dwelling set on the eastern side of the highway and which benefits from a large front and rear private amenity space.

Hankerton is a small village which has no settlement boundary, conservation area or other heritage assets within the vicinity of this small residential enclave. There are no other ecological or landscape constraints. Surrounding the site are further, similar style properties many of which have been extended in various styles.

PLANNING HISTORY

n/a

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

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

Hankerton Parish/ Council: No objection

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.

The proposed extension is considered acceptable in terms of form, having a similar roof slope to other single storey elements on properties in the vicinity. Similarly, the choice of render is in keeping with the character of the area.

The use of EDPM as a roofing material is not in keeping with the surrounding properties however it is to the rear of the property and would not be unduly visible from public vantage points. It is further noted that the site does not lie within any protected landscape nor any heritage asset.

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.

The extension is set approximately 0.7m from the boundary with the property to the south and approximately 2.3m from its flank wall. Taking into account the degree of separation and orientation of the property is not considered that the proposal would result in overshadowing nor would it have an overbearing impact. Being single storey in nature, the proposal is also not considered to result in unacceptable levels of overlooking.

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

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:

- 2617-P-01A
- 2617-P-02
- 2617-P-03A
- 2617-P-04A

Received 16.12.25

- Site location plan

Received 12.12.25

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

Informative Notes

Biodiversity Net Gain not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.