

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09818
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	11 Elmer Close, Malmesbury, SN16 9UE
DEVELOPMENT DESCRIPTION:	Single storey extension to rear of existing bungalow
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension to the rear of the existing bungalow at 11 Elmer Close, Malmesbury.

The proposed materials would match the existing.

SITE DESCRIPTION/CONTEXT

The application site relates to the bungalow at 11 Elmer Close, within the settlement boundary of Malmesbury. The site is accessed via a slope hardstanding area and a set of narrow stairs on the western boundary providing vehicular and pedestrian access from a cul-de-sac to the north. Elmer Close is an unclassified road.

The existing bungalow has a footprint of an 'L' shape, with a pitched roof. The existing materials on the external walls are of coursed reconstructed stone and render, with details of red brick along the eaves and soldier course header detailing above some windows. The roof materials are of concrete tiles.

The site is bordered to the southeast by mature dense trees, and the southeastern boundary abuts a designated Play Area to the east, known as Reeds Farm Recreation Park.

The site lies within Flood Zone 1 in fluvial flooding. It is at negligible risk from surface water flooding and groundwater flooding.

The site is not subject to any ecological, heritage or landscape designations.

PLANNING HISTORY

Proposal / Summary
None relevant.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Malmesbury Neighbourhood Plan (MNP)

- Policies 13 Preserve and/or enhance the Town

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

Malmesbury Town Council: No objection

Archaeology: No comment.

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 would be of single storey height, with an overall scale, height and form which continues from the existing gable end on the southern (rear) elevation. These are considered to remain subservient given its position away from the public views and the proposed would appear to be a natural extension to the existing dwelling that reflects the existing character and appearance of the main dwelling.

Given the proposed materials of the external walls, windows and roof would match the existing, it is not considered to bring upon any unacceptable impacts in this regard.

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.

Given the proposed extension's single storey nature and the distance from neighbouring amenity spaces, it is not considered that the proposal would bring upon unacceptable impacts to the neighbouring amenities.

The proposed extension would replace some of the existing outdoor amenity space to be enjoyed by the current and future occupiers. Whilst there would be a loss of private outdoor amenity space, the application site is within reasonable walking distance (1 minutes) to a designated open space, Reeds Farm Recreation Park, approximately 110 yards to the southeast. It is also considered that the proposal would provide better quality of life for the occupier of the property by providing more interior amenity spaces.

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

Other issues

N/A

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.

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:

Application form; received 12 December 2025

Location Plan; received 12 December 2025

Proposed Site Plan, Elevations and Floor Plans; EC2; received 12 December 2025

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

INFORMATIVE NOTES:

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.

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.