

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09992
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	11 The Butts, Crudwell, Malmesbury, SN16 9HF
DEVELOPMENT DESCRIPTION:	Dormer to Gable Conversion to Front Elevation
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the removal of a front elevation dormer window on this two-storey detached dwelling and its replacement with a gable end which would be contiguous with and parallel with the wall of the square, stone bay projection in this location. The ridge of the enlarge roofscape would be set below the main ridge of the property. Matching stonework is proposed for the elevations with matching roof tiles over. A larger window opening would be installed within the front (northern) elevation with the window design and scale matching that of the window on the ground floor below.

The development would provide for a small area of internal floor space within a first floor bedroom to be fully useable. The plans also denote that a small bedroom would be converted to a bathroom, reducing the quantum of bedrooms from four to three .

SITE DESCRIPTION/CONTEXT

The application property lies within the defined settlement boundary of Crudwell and within an estate of similar detached properties. The dwellings in this location are architecturally similar but there is pleasing variation of details in the form of dormer windows, front elevation projections and roofscapes.

The site lies outside of but adjacent to the designated Crudwell Conservation Area and the whole of the site lies within Flood Zone 3.

PLANNING HISTORY

Proposal / Summary
N/02/00831/FUL - Full planning permission Decision - Approve with Conditions Date: 20/3/2002 – ERECTION OF A REAR CONSERVATORY
16/09859/FUL - Full planning permission Decision - Approve with Conditions Date: 23/2/2017 – Replace open 3ft fence with 6ft closed fence alongside highway
17/07661/FUL - Full planning permission Decision - Approve with Conditions Date: 30/9/2017 – Replace open 110cm high fence with 180cm in height closed fence

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Crudwell Neighbourhood Plan – Made May 2021

Policy DD2: Design

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

Parish/Town Council: No objection or comment to make

REPRESENTATIONS

No comments were received in relation to the proposed development

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 development is considered visually acceptable and to accord with the overall design aesthetics of this modern estate. It is noted that neighbouring dwellings, albeit built as one development, have individual architectural variations and details. It is also noted that at No 14 The Butts, very similar development was carried out on the front elevation to that proposed at No 11. When comparing the properties, and in relation to the overall estate, the design of the additional gable end sits comfortably in its site and setting.

The development would be visible from the adjacent main highway through the village, known as The Street. However, the development would be seen against the backdrop of the existing built form in this location.

The use of matching materials in the form of stonework elevations and matching roof tiles is considered important in this instance, to assist the assimilation of the development into the host dwelling. A condition to this effect is considered appropriate and necessary and can be appended to any grant of permission.

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 proposed development would replace a first floor, front elevation window only and albeit marginally closer to the northern boundary of the site, the public realm and frontages of the property in this location are considered spacious.

As such, the proposal is not considered to result in any significant increase in overlooking, loss of privacy or outlook to adjacent neighbouring occupiers.

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 CP 57: 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 application site does not lie within the designated Conservation Area of Crudwell, but its eastern boundary abuts the site and there would be views of the proposed development from that asset.

However, the proposal by virtue of its small scale, fitting design, and use of appropriate material detailing, which can be secured by way of planning conditions, is considered to preserve the character and appearance of the conservation area and result in a neutral impact

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.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site does lie within a designated Flood Zone. However, as the proposed works are limited to small scale, first floor revisions only, a pragmatic approach is considered appropriate in this

instance and no further consideration of the proposed development in terms of flood risk or drainage is considered necessary.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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.

Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements.

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, all received on 08 January 2026

543519-A-25-11. Location Plan
543519-A-25-1. Existing Site Plan
543519-A-25-2. Existing Ground Floor Plan
543519-A-25-3. Existing First Floor Plan
543519-A-25-4. Existing Roof Plan
543519-A-25-5. Existing Elevations
543519-A-25-6. Proposed Site Plan
543519-A-25-7. Proposed Ground Floor Plan

543519-A-25-8. Proposed First Floor Plan

543519-A-25-9. Proposed Roof Plan

543519-A-25-10. Proposed Elevations

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

3. Materials WB5 – Materials to Match