

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00011
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6, Filands, Malmesbury SN16 9JN
DEVELOPMENT DESCRIPTION:	Side and rear extension together with loft extension and conversion
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey, wrap around extension to the eastern side elevation and rear of the property, together with a hip-to-gable roof extension and insertion of roof light windows in both roof slopes.

The proposed ground floor extension on the eastern side would be approximately 2m wide. The structure would then project back past the rear elevation of the property to a depth of 4m. The front would be marginally set back from the front elevation of the property and the roof form on the eastern side would be hipped, with the western side elevation close to the common boundary with the adjoining dwelling forming a gable end. The overall height of the structure would be approximately 3.6m.

Matching materials to the host dwelling are proposed, with a brick base and render elevations and matching roof tiles. Within the eastern side elevation, a door and two windows are proposed which would serve a utility room, toilet and kitchen area. On the rear (northern) elevation, most of that wall would be glazed bi-fold doors with three roof lights within the slack roof slope.

Within the extended roof form, one window is proposed within the new gable end and two roof light windows within both the front and rear roof slopes.

The proposed development would require the removal of an existing conservatory on the rear elevation of the property and loss of a single garage, set to the rear of the property. The proposed works would provide for additional habitable accommodation on the ground floor level, and with the use of one of the bedrooms as a bathroom, the proposed plans indicate that no additional bedrooms are proposed, but the remaindered and new bedroom would be larger with two benefitting from en-suite facilities.

SITE DESCRIPTION/CONTEXT

The application site lies on the northern limits of the built form of the settlement of Malmesbury. Set just outside the defined settlement boundary, the property lies within a small ribbon of similar development of pairs of semi-detached properties which appear to date from the early to mid-20th Century. The property lies on the northern side of the B4014 with open agricultural land to the rear and the dwellings in this location benefit from long, established private rear gardens.

The site does not lie within or close to any heritage assets and there are no other known constraints on the site.

PLANNING HISTORY

Proposal / Summary
N/04/00293/FUL - Full planning permission Decision - Approve with Conditions Date: 25/3/2004 – ALTERATIONS AND EXTENSION TO ROOF AND SINGLE STOREY EXTENSION TO REAR

The above referenced planning application relates to the adjacent dwelling to the east at No 7 Filands, where it is noted that a similar hip-to-gable change was permitted to the roof form and a similar side and rear extension.

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 61: Transport and New Development
- Core Policy 64: Demand Management

Malmesbury Neighbourhood Plan – Made February 2015

Objective 2.1.3 – Ensure housing responds to the identifiable need of the changing population

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

St Paul Malmesbury Without Parish Council: No objection

WCC Highways: No Objection

REPRESENTATIONS

No letters or 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 would enlarge the host dwelling with the revised roof design and side elevation extension being highly visible within the streetscene. Whilst it is acknowledged that the pairs of properties in this location were built at a similar time and of a very similar architectural vernacular, many have benefitted from side and rear extensions. The adjacent dwelling to the east, at No 7, has benefitted from a similar roof room and side extension as that proposed at No 6. Whilst the proposed development would partially infill the gap and visual connection to the open rural countryside to the north, there is considered to be sufficient remaindered space between the dwellings, to not result in a terraced or significant detrimental visual impact.

The matching design of the extension, with its brick detailing on the lower half of the elevational walls and matching render and roof tiles would help assimilate the structure into the site and setting. These details are considered a necessary element in this instance and can be ensured by way of a planning condition appended to any grant of permission. Such a condition is considered appropriate and necessary and to meet the six tests.

The proposal is considered to accord with the design objectives of the Made Malmesbury Neighbourhood Plan, is not located in or near any heritage assets and the Parish Council has posted a No Objection response to the consultation.

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 is not considered to result in overshadowing, significant loss of outlook or privacy on adjacent occupiers to the east of the site. Whilst there would be a side elevation window at high level within the proposed gable end, this window serves the proposed stairwell up to the second floor only and would not result in a significant in overlooking or loss of privacy.

Similarly, the proposed roof lights, are not considered to contribute to a significant increase in overlooking of private rear gardens over that which can already be undertaken from first floor windows in this row of properties.

In terms of the adjoining property to the west, it is noted that the dwelling at No 5 Filands, has been extended to the rear in the form of a conservatory style extension with brick elevations and windows within the rear elevation offset some distance from the common boundary. Whilst visible from that structure, the additional depth of the proposed extension and its slack roof slope, are not considered to overly impact upon the outlook or enjoyment of that structure to justify a reason for refusal in this instance.

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 Impact

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.

The proposal would result in the loss of an original, single garage set to the rear of the dwelling, but would not result in additional bedrooms as one would be utilized for an en-suite facility for the main bedroom at first floor level.

Nevertheless, the Council's Highway Engineers were consulted on the parking provision within the front amenity space. Their specialist comments confirm that the level of parking would not require an uplift and due to the presence of an existing highway access from the B4014 there is no increase or detriment to highway safety.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 02 January 2026

Application Form

Location Plan

CUR/0518/05 Rev A. Existing and Proposed Site Plan

CUR/0518/01 Existing Elevations

CUR/0518/02 Proposed Elevations

CUR/0518/03 Existing Floor Plans

CUR/0518/04 Proposed Floor Plans

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

3. Materials WB5 – Materials to Match

