

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00726
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 White Poplars, Malmesbury, SN16 0FU
DEVELOPMENT DESCRIPTION:	Rear single storey extension to existing single storey portion of dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey rear extension to the existing single storey section of the property. The application is submitted using Householder application forms.



Existing Rear and Side Elevations



Proposed Rear and Side Elevations

The proposal seeks to increase the footprint of the existing single storey dining room area to the rear of the property. Currently, the existing arrangement has a flat roof with the end wall of the dining room aligning with the end wall of the adjacent rear projecting gable. The proposed works seeks to extend the footprint beyond the end wall of the gable by approx. 1.7m, whilst still retaining the overall built form and appearance of the flat roof section.

In terms of construction materials and fenestration, it is proposed to continue the use of EPDM to the roof covering, whilst integrating a flat rooflight to light the dining room below. The rear double doors with adjacent glazing will be replaced by powder coated aluminium bi-folding doors to the rear, with the side elevation entrance door replaced with a smaller scale bi-fold door in similar materials.

SITE DESCRIPTION/CONTEXT

The property known as 8 White Poplars is a two storey detached dwelling within a modern established residential area in the market town of Malmesbury. The property is a pitched roof, double fronted building with small gables to the front elevation above the first floor windows and solar panels to the front and rear roof slopes. To the side elevation is an attached single storey garage that is set back from the principal elevation, whilst the rear of the build features a two storey projecting gable. Additionally, the rear elevation includes a single storey flat roof section which is positioned between the side walls of the garage and rear gable. The property benefits from a generous rear garden and off road parking for at least 2 vehicles fronting the garage. The main building and garage are constructed from Cotswold stone with grey slate tiles to the roof, UPVC windows and doors and an EPDM roof to the rear single storey section. The surrounding area is characterised by semi-detached and detached properties of similar age, character and appearance, utilising both render and Cotswold stone for their construction.



Front and Rear Elevations (Photos supplied by the Applicant)

The application site is subject to the following planning policy constraints:

- Countryside Character Area – Avon Vales
- Historic Building Sites and Monuments Records – Ridge and Furrow SE of Malmesbury
- Groundwater Emergence – No Risk
- Archaeology Monument Lines- Medieval/Post Medieval Ridge and Furrow SE of Malmesbury

RELEVANT PLANNING HISTORY

None relating to this property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping

Malmesbury Neighbourhood Plan:

- Volume I Policy 13: High Quality of Design
- Volume II: Design Guide

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

St Paul Malmesbury Without Parish Council: No objection.

Council Archaeologist: No comment.

REPRESENTATIONS

The application was publicised by direct neighbour letter and erection of a site notice, however no representations have been 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 appearance

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy 13 within Volume I of the Malmesbury Neighbourhood Plan states that The Neighbourhood Plan Design Guide (as set out in Volume II of the Plan) should be taken into consideration in all developments to ensure a high quality of design that respects the specific character of Malmesbury Town and the surrounding area, whilst both Policy 13 and Volume II of the Plan take forward the objective of the Core Policy 57 of the Wiltshire Core Strategy to enhance local distinctiveness.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development, whilst Section 12 of the NPPF relates to achieving well designed places.

The proposed works would result in only a modest increase to the ground floor footprint, whilst the resulting built form would remain consistent with the established character and appearance of the dwelling. The continuation of the flat roof is visually coherent with the existing structure, while the scale of the extension is both proportionate and sympathetic to the original built form. Externally, the physical appearance would align closely with the current aesthetic, retaining a comparable level of glazing, with the existing double doors and side panels replaced by bi-folding doors of similar proportions. Overall, the proposed extension is considered a well-integrated addition that responds positively to the established character of the building and surrounding area, and does not give rise to an overdeveloped or incongruous appearance.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Volume I (Policy 12) and Volume II of the Malmesbury Neighbourhood Plan 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 properties in close proximity to the application site are 6 and 10 White Poplars, to the west and east respectively.

The proposed extension will be largely concealed from view to No.6 due to the current positioning and built form of the garage serving the property. The proposed footprint will not exceed beyond the end wall of the garage, thereby respecting and maintaining the existing separation distances, whilst the flat roof will be considerably lower than the pitched roof of the garage, helping to further screen the proposed works.

Vantage points to the proposed works are possible from the rear amenity area to No.10. However No.10 itself has an attached pitched roof garage positioned between the property and the boundary fence, creating a physical buffer to the application site. It is noted that the position of the main dwelling is angled in comparison to No.10 which may help to screen views to the proposed works, whilst the proposed extension will retain the single storey flat roof, therefore not increasing the overall bulk and mass at an increased height.

It is considered that the proposed works will not result in unacceptable impact to the residential amenity to the adjoining neighbours. The proposed built form is comparable to the existing appearance and arrangement of the single storey rear element, whilst the marginal increase in floor space does not decrease or diminish the existing separation distances to the adjacent neighbours. By ensuring the rear single storey retains a flat roof, this helps mitigate against any overbearing or overshadowing effects, whilst the proposed fenestration is broadly consistent with the existing arrangement, and therefore not considered to result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties. Overall, it is considered that 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

By reason of the scale, design and proposed materials, the proposed development is considered to be a sympathetic and proportionate addition to the rear of the dwelling. The proposed extension is in-keeping with the existing character and appearance of the dwelling and would not result in unacceptable visual impact or an incongruous appearance, nor would

it result in unacceptable visual impact to the character of the locality. The proposed works respect the existing separation distances to the neighbouring properties, whilst the scheme demonstrates comparable fenestration to the rear and side elevations which are not considered to result in increased or unacceptable overlooking, nor loss or privacy, to the adjacent neighbours.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, Volume I (Policy 13) and Volume II of the Malmesbury Neighbourhood Plan, the Wiltshire Design Guide 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 Elevations received 02.02.26

Proposed Ground Floor and Roof Plans received 02.02.26

Location and Proposed Block Plans received 02.02.26

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

INFORMATIVE:

The proposed plans show a freestanding Air Source Heat Pump (ASHP) unit adjacent to the rear wall of the garage; however, no technical details or specifications have been submitted for consideration as part of this application. The ASHP is not being assessed under this application. The applicant is responsible for ensuring that any ASHP installation complies with the relevant permitted development limitations. If the installation does not fall within permitted development, a separate planning application would be required.