

**APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION
OFFICER DELEGATED REPORT**

APPLICATION REFERENCE:	PL/2026/00840
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Little Morley, 17 Park Road, Malmesbury, SN16 0BX
DESCRIPTION:	Single-storey rear extension, side extension, garage extension and rear dormer with loft conversion
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Following discussion with the applicant, the description of development was amended on 27 February 2026 in the interest of precision. The application seeks planning permission for a single storey, flat roofed rear extension, a side extension, a loft conversion incorporating a flat-roofed rear dormer with Juliet balcony, and extensions and alterations to the garage.

SITE DESCRIPTION

The application site is a semi-detached post-war bungalow known as Little Morley, 17 Park Road. It has walls of brick and cladding, a gabled tile roof, uPVC fenestration, a detached garage, front driveways and a rear garden. It forms part of a row of similar bungalows; its setting is characterised by the immediate spacious linear residential street scene. It is in the settlement boundary of Malmesbury. Relevant designations and constraints include Flood Zone1 contiguous with 2 and 3, risk of flooding from surface water 1 in 100 + Climate Change (40%), main river watercourse 20m buffer for River Avon (Tetbury Branch), access via C-classified highway.

PLANNING HISTORY

ENQ/2025/00506 - Proposed Ground floor kitchen rear extension, demolish and rebuild garage and loft conversion to 1 bedroom and bathroom. (PRE-APPLICATION RESPONSE DATED 23/04/2025).

PL/2024/00148 - Demolition of porch (side elevation). Loft conversion including a rear dormer; erection of single-storey rear extension; garage conversion to home office; changes to and additional fenestration including bay window to principal elevation. (Resubmission of PL/2023/09181) (APPROVED WITH CONDITIONS 01/03/2024).

- Relates to 7 Park Road.

13/02980/FUL - Extension, Dormer Window to Rear Roof, Velux Windows to Front and Provision of Decking to Rear Elevation. (APPROVED WITH CONDITIONS 10/10/2013).

- Relates to 1 Park Road.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 64: Demand Management (CP64)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

Malmesbury Neighbourhood Plan - Made 2015 (MNP)

- Volume I - Main Body: Policy 13
- Volume II – Design Guide

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Malmesbury Town Council – No objection (16/03/2026).

Wiltshire Council's Highways Team – No objection, advising no alterations to access to the public highway required or needed and that the bedroom quantum is unchanged and sufficient parking provision is maintained (06/03/2026).

Wiltshire Council's Drainage Team – No comment (18/02/2026).

Environment Agency – No objection, but recommended informatives that should be attached to any decision notice (13/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Preliminary matters

The development benefitted from pre-application advice under reference ENQ/2025/00506. This evolved the scheme in a way which has responded to concerns raised by the Local Planning Authority. Nonetheless, the application should be determined on its merits.

Design and local character and appearance

CP57 requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The proposed extensions and alterations would add considerably to the massing and bulk of the dwellinghouse. In general, the materials used would match those found in the existing building; however, a contrasting cladding is proposed. Cladding is already a material used in the building, and a cladding of different colour and texture is not considered to be detrimental.

The side extension is set back, maintaining a degree of subservience while utilising forms and materials complementary to the existing building. The rear extension features a contrasting flat roof that unfortunately breaks the eaves line, but it is constructed from matching bricks to enable it to blend in and it would not dominate the dwelling nor affect the street scene.

The dormer does not respect the roof design, and provides for an enlarged floor area, but it is on a less sensitive elevation where it would also be comparable to existing rear dormers found on the neighbouring bungalows in the street.

The extensions and alterations to the garage would remove the external access to the garden, and it features an unusual, canted corner, but overall represents an improvement on the existing garage.

No objection is raised by the Town Council, and no other representations were made concerning design or visual amenity. For the reasons above, the development would not harm the character or appearance of the dwellinghouse or local area. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy 13 of the Malmesbury Neighbourhood Plan and CP57 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The neighbouring dwellings most likely to be sensitive to the development are 6 Kingfisher Mill and 15 Park Road.

The development would increase the massing and bulk of the dwellinghouse considerably, including in proximity of the boundary with 15 Park Road. The rear extension would create a tunnelling effect for No.15's rear openings, but the elevation is north facing where there is already considerable overshadowing and the visual impact, while undesirable, would not be unduly overbearing.

First-floor openings are introduced by the extensions and loft conversion, and the local topography raises the rear extension. The dormer Juliet balcony would direct views down the length of the garden and while views into neighbouring gardens would be obtainable, these would be partly oblique and not unacceptable.

The side elevation window would direct views to 6 Kingfisher Mill. This opening would serve a bathroom, therefore a condition ensuring it is obscurely glazed can be imposed, is considered to meet the tests, and is recommended accordingly.

The openings on the elevations of the rear extension, although elevated due to local topography, would not cause harmful overlooking; however, were its expansive flat-roofed area to be used as an outdoor amenity space, an unacceptable harmful overlooking impact would occur. Accordingly, it is necessary to ensure by condition that the roof area is not used as such.

No representations were made concerning matters relevant to amenity but, for the reasons above, and subject to relevant conditions, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Drainage and flood risk

The application site adjoins a main river, which is the main source of flood risk, and the application is supported by a site-specific flood risk assessment. No comments were made by Wiltshire Council's Drainage Team and the Environment Agency made no objection, suggesting relevant informatives to be attached to a decision notice.

The development is minor and has a low likelihood to raise significant flood risk issues, incorporating sufficient measures to account for the risk of flooding. Crucially, the area of the

proposed development within the site is located outside of Flood Zones 2 and 3, that cover a small proportion of the northern area of the wider plot. The development would also not significantly increase the area of impermeable surfaces within the site, that could increase run-off to the adjacent watercourse. It is also understood to need to comply with Part H of the Building Regulations in any case so the LPA has little concern that flood risk downstream of the site would be materially increased.

Accordingly, it satisfies CP67 of the Wiltshire Core Strategy.

Highway matters

The development would not increase the bedroom quantum nor involve alterations to the access to and from the highway. Although the garage would be altered, the site would maintain compliance with adopted parking standards. Wiltshire Council's Highways Team raise no objection, and there is no evidence the development would cause unacceptable harm to highway safety.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to conditions that meet the tests. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following 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:

Section Plan. Received 6 February 2026.

Structural Design Report. Received 6 February 2026.
Proposed Site Plan. Received 6 February 2026.
Elevations and Floor Plans. Received 6 February 2026.
Flood Risk Assessment. Received 16 February 2026.
Cladding Details. Received 3 March 2026.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The window hereby permitted above ground floor ceiling level in the west side elevation shall be glazed with obscure glass only to an obscurity level of no less than level 3 and fixed with a ventilation stay restricting the opening of the window to no more than 100mm and shall be maintained as such for the life of the development

REASON: In the interests of residential amenity and privacy.

5. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE NOTES

Environment Agency

Informative - Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Informative - Pollution prevention during construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- a scheme to treat and remove suspended solids from surface water run-off during construction
- wheel washing facilities and appropriate disposal of effluent
- the use and routing of heavy plant, vehicles and machinery
- oils/chemicals and materials storage including refueling
- the location and pollution prevention for storage areas and compounds
- the control, storage and removal of spoil and waste.

Please note, a permit to discharge (Environmental Permit) will be required if the construction period is greater than 3 months and the discharge is to surface waters. Any discharge will be governed by strict limits on suspended solids, pH, and if flocculants are used, an iron or aluminium limit.

Land Drainage Consent

Discharge to a watercourse will require land drainage consent. This must be sought from Wiltshire Council acting in their capacity as Lead Local Flood Authority.