

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01309
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Church Farm House, Easton Grey, Malmesbury, SN16 0PF
DESCRIPTION:	Revised entrance gateway with stone flank walls and piers and metal gates.
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for alterations to the existing site access gateway. The walls would be constructed from materials to match existing, piers with ball finials, and metal gates.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as Church Farm House. It has walls of limestone rubble, a gabled stone slate roof, stone mullion and transom fenestration, front garden, and it is access by a drystone wall gated side access leading into a rear gravelled driveway. Its setting is characterised by the vernacular of the rural buildings and bucolic landscape surroundings. It is in open countryside of Easton Grey Parish. Relevant designations and constraints include the Cotswold National Landscape (formerly an Area of Outstanding Natural Beauty), it is recorded on the Swindon and Wilts Historic Environment Record¹.

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 61: Transport and new development (CP61)

¹ FARMSTEAD: Church Farm (MWI66026).

- Core Policy 62: Development Impacts on the Transport Network (CP62)

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

- Policy NE14: Trees, site features and the control of new development

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Cotswold National Landscape Management Plan 2025-30

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:

Easton Grey Parish Council – No response received by close of consultation period.

Wiltshire Council's Highways Team – No objection (19/03/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed by 11 March 2026. 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.

Design and local character and appearance, including regard to the National Landscape

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 alterations to the access would utilise materials and details to match those found in the existing access, albeit with some additional height and architectural flourishes. Nonetheless, the design would sustain the local vernacular and integrate well with the street scene. Furthermore, it would not involve the removal of the young tree specimens.

The development would not harm the character or appearance of the dwellinghouse or surrounding area, nor the special qualities of natural beauty of the Cotswold National Landscape (NL). This is subject to conditions to control delivery of the design to an acceptable standard.

Accordingly, and furthermore, there would be no conflict with the duty to seek to further the purpose of conserving and enhancing the natural beauty of the NL under S85 of the Countryside and Rights of Way Act 2000 (as amended), and it would satisfy the expectations of adopted design guidance and the requirements of CP51 and CP57 of the Wiltshire Core Strategy.

Highway matters

The development would alter the existing access, intended to ensure emergency services can safely access the site. Wiltshire Council's Highways Team raise no objection, and there appears no reason for the Local Planning Authority to disagree with their conclusion.

The development would not cause unacceptable harm to highway safety. Furthermore, it would not conflict with CP57 (xiv), CP61 or CP62 of the Wiltshire Core Strategy, which together seek to ensure development provides safe means of access and egress to the highway network.

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 is The Pump House.

The proposed alterations would increase the height and proximity of the access walls to The Pump House; however, the effect would not be detrimental to the living conditions enjoyed by them given the nature, scale and position of the development.

The development would not harm the living conditions enjoyed by the 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.

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:

Application Form. Materials. Received 24 February 2026.

Location Plan. Received 4 March 2026.

Proposed Elevations. 2610 – 04. Received 24 February 2026.

Proposed Floor Plan. 2610 – 03A. Received 4 March 2026.

Proposed Site Plan. 2610 – 06. Received 4 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.