



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2026/00217
Decision Date: 28/04/2026

Applicant:	Mr Backhouse c/o MSP Architecture, The Pike House, Kingshill Road, Dursley, Glos, GL11 4BJ
Particulars of Development:	Remodelling of dwellinghouse to incorporate additional storey with two-storey front and side extensions
At:	Coolon, Cloatley Road, Hankerton, Malmesbury, SN16 9LQ

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following 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:

Existing and Proposed Site Plan. BAC/1471/PL/02/26/003/A. Received 27 February 2026.

Flood Risk Assessment. Received 27 February 2026.

Bat Survey. by Crossman Ecology, dated 18 February 2026. M1182.023. Received 2 March 2026.

Proposed Floor Plan, Elevations and Location Maps. BAC/1471/PL/02/26/001/F.
Received 17 March 2026.

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

- 3** Notwithstanding the layout shown in the block plan included on approved plan titled “Proposed Floor Plan, Elevations and Location Maps.” (drawing number BAC/1471/PL/02/26/001/F), the hardstandings hereby permitted shall not be carried out other than in accordance with approved plan “Existing and Proposed Site Plan” (drawing number BAC/1471/PL/02/26/003/A).

REASON: To ensure adequate provision is made for the preservation of trees in exercise of the Local Planning Authority’s duty under S197 of the Town and Country Planning Act 1990 and in the interests of amenity.

- 4** No works for the construction of the external wall or roof surfaces of the development hereby permitted shall be carried out until a schedule of the materials to be used has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a description together with a photographic sample of the following:

(i) the type of natural stone together with details of the coursing and pointing style in which it is to be laid;

(ii) the texture and colour of render finish;

(iii) the type of timber cladding and any applied finishes; and

(iv) the stone slate roof covering materials.

The development shall be carried out in accordance with the approved details.

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

- 5** The development shall be carried out in strict accordance with the recommendations and mitigation measures set out in Section 4 and of the Bat Survey. 18 February 2026. Crossman Associates. Ref. M1182.023. Issue. 1

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 6** Prior to the first occupation of the extensions hereby permitted details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the extensions and maintained for the life of the development

REASON: In the interest of providing mitigation and enhancement for biodiversity.

Informative

- 7 The applicant is reminded to note that this householder planning permission has been granted on the basis that the application was made as an application for planning permission for development for an existing dwellinghouse or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, as defined under Article 2 (1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This is because the approved plans indicate that at least a substantial part of the existing dwellinghouse is to be retained, the development therefore comprising alterations and extension to an existing dwellinghouse as per the description of this permission.

Any deviation from the approved plans or described works will require further planning permission and, for the avoidance of doubt, total demolition of the existing dwellinghouse and its replacement is beyond the terms of this householder planning permission could result in enforcement action being taken by the Local Planning Authority. Should it later be determined that the existing dwellinghouse cannot be retained by implementing the development, the applicant is advised to stop works and seek advice from the Local Planning Authority for the making of a full planning application (<https://www.wiltshire.gov.uk/planning-pre-application-advice>).

Informative

- 8 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
- 7 **Permission Not Authorising Work on Land Outside the Applicant's Control & Party Wall Act.** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.
- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that if material samples are required to be submitted to the Council for agreement, the Council do not have the facility to receive or store physical samples. Instead you are encouraged to provide full manufacturer details and name/colour of the proposed sample along with a weblink and/or a photograph of the sample material. The case officer will advise if anything else is required to satisfy this condition during the discharge of condition phase.
- 10 **Building Regulations.** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.