

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00217
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Coolon, Cloatley Road, Hankerton, Malmesbury, SN16 9LQ
DESCRIPTION:	Remodelling of dwellinghouse to incorporate additional storey with two-storey front and side extensions
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The application seeks planning permission for the comprehensive remodelling of the existing dwellinghouse by incorporating its enlargement by an additional storey and two-storey front and side extensions and extensive external alterations. The materials used in the external alterations are a combination of natural stone, render, timber cladding, reconstituted stone roof slates, and aluminium framed fenestration. Alterations to the driveway hardstanding areas are also shown on the plans.

Additional information and revised plans were submitted on 27 February 2026 to respond to requests for additional information and concerns regarding the linked garage initially proposed, with minor corrections on 17 March 2026. Changes were agreed to the description of development on 2 March 2026. All interested parties were renotified of their opportunity to review the additional information and revised plans.

SITE DESCRIPTION

The application site is a detached post-war bungalow known as Coolon. It has walls of reconstituted stone, a gabled tile roof, uPVC fenestration, an attached garage, driveway and surrounding gardens. Its setting is characterised by the verdant and bucolic surroundings of the rural street scene. It is in open countryside of Hankerton Parish. Relevant designations and constraints include Cloatley Manor Farm Meadows SSSI (200m north) and surrounding priority habitat, also Cloatley Meadows County Wildlife Site, access via C-classified highway, Flood Zone 1 where there is high risk of surface water flooding, nearby public footpaths HANK9 and HANK31.

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 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- 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)

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

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:

Hankerton Parish Council – No objection (03/03/2026).

Wiltshire Council's Highways Team – No objection (11/02/2026). No objection (13/03/2026).

Wiltshire Council's Ecology Team –

Comment advising that ecological information necessary to make informed decision in respect of impacts on protected species or functionally associated habitat (23/01/2026).

No objection, subject to conditions to ensure compliance with bat survey, including enhancement features on an enforceable plan, and to control new external lighting (14/04/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 10 February 2026. One letter of representation was made by a member of the public. The comments therein are summarised:

- That consideration should be given to the management of surface water due to increased footprint and impermeable areas due to potential effects on site drainage and on surrounding drainage ditches.

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 application was made 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, defined as a “householder application” under Article 2 (1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

It is clear from the submitted plans, and in particular the “Proposed Ground Floor Plan” (001 F) that at least a substantial part of the existing dwellinghouse would be retained by the development, albeit extensively altered. These parts are marked in grey on said plans.

The applicant has confirmed their intention to retain the existing dwellinghouse and there is no evidence this is not possible. Accordingly, the application falls to be considered as extensions and alterations to an existing dwellinghouse as per the description agreed between the applicant and Local Planning Authority. Nonetheless, an informative note on this topic has been prepared for the decision notice as it is relevant to highlight the terms of any permission that may be granted.

Design and local character and appearance

Core Policy 57 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 development fundamentally changes the character and appearance of the existing dwellinghouse as part of a comprehensive remodelling, also incorporating an additional storey and two-storey extensions.

Whereas the existing modest bungalow fits discretely into the rural street scene, the additional massing and bulk of the development creates a sizeable dwelling with a more assertive presence. The mixed roof form visually restrains some of its scale, and the built form remains set deeply into the plot to minimise the visual effect on the spacious rural character of the street.

The remodelling works involve the use of a mix of materials and details, including natural limestone and reconstituted stone slates that would reflect the local and regional vernacular. Although the overall design approach does not embody the expectation for extensions and alterations to appear subservient to the existing dwellinghouse, as set out in adopted design guidance, on balance, the development would make a more distinct contribution to the character of Wiltshire than the existing bungalow.

The built form is well contained around the dwellinghouse, but the plans indicate alterations to areas of hardstanding. The multiple proposed block plans submitted conflict in this regard however, one which would retain trees and one which would necessitate their removal. The applicant has ignored requests to provide a correct plan, but their application form confirms it has been their intention to retain trees.

The trees on site contribute to the rural character of the street scene and help to soften and screen the development. Therefore, a condition is recommended to ensure development proceeds in accordance with one block plan only, for the avoidance of doubt and to ensure compliance with Saved Policy NE14 of the North Wiltshire Local Plan in exercise of the duty under 197 of the Town and County Planning Act 1990.

The development would not cause unacceptable harm to the character or appearance of the dwellinghouse or surrounding area. This is subject to conditions to ensure implementation with the relevant plans and to control delivery of the design, including a requirement to seek approval of details of the materials to be used in its external construction. Accordingly, and furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (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 closest neighbouring dwellings to the application site are Merlin (south) and Cooper Cottage (east).

The development would provide additional living accommodation and facilities for the dwellinghouse but considerably increase its massing while introducing first-floor accommodation and openings. There would, however, remain considerable distance and intervening features between the dwellinghouse and closest neighbouring dwellings, while the amenity afforded by the land immediate adjoining the site would not be adversely affected.

Representations made no comment concerning matters relevant to residential amenities but, for the above reasons, the development would not harm the living conditions of occupants of the site or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Ecological matters, including Biodiversity Net Gain (BNG)

The existing dwellinghouse is of some age, and the site borders priority habitat (Cloatley Meadows County Wildlife Site) also functionally linked with the Cloatley Manor Farm Meadows SSSI to the north). Wiltshire Council's Ecology Team advised that the site has features with potential to provide suitable habitat for roosting or foraging bats and, accordingly, the applicant has supported their application with a Bat Survey by Crossman Ecology.

The bat survey found no evidence of bats on site, with negligible potential for the existing buildings to support roosting, but near site habitat assessed as offering suitability for foraging and commuting bats in connection with the County Wildlife Site to the north of the site. The report recommends mitigation and enhancement measures, including precautionary working practices, controls on lighting and features to support roosting and nesting birds. On the matter of lighting, it is not considered reasonable to impose a condition restricting lighting given that there is no overall change in the use of the property and curtilage and no such restriction exist currently.

As a householder development it 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 contain the relevant informative note.

Wiltshire Council's Ecology Team raise no objection, subject to a condition ensuring compliance with the mitigation measures contained in the bat survey report and to control new lighting on site.

It is understood from the comments that it will be necessary to secure the enhancement features (bat and bird boxes) on an enforceable plan. As the plans contained within the bat survey are inaccurate and not to scale, a separate condition to require approval of details is recommended. Where necessary, the wording for the conditions suggested by the Ecology Team have been amended for precision.

Subject to conditions, the development makes adequate provision for mitigation and enhancement for biodiversity effects, and the Local Planning Authority can be reasonably certain that the development would not adversely affect protected species. Accordingly, it would not conflict with CP50 of the Wiltshire Core Strategy which seeks to ensure the protection of features of nature conservation and no net loss of local biodiversity resources.

Highway matters

The development would not alter the site's access to the highway, but it would increase the bedroom quantum and reconfigure hardstanding within the site. The site curtilage and hardstanding shown on the submitted plans is sufficient to demonstrate parked vehicles can be accommodated in compliance with adopted parking standards. No objection is raised by Wiltshire Council's Highways Team, and they advise the development would not be of detriment to highway safety, with which there is no reason for the Local Planning Authority to disagree.

Drainage and flood risk

Parts of the site are identified as being at increased risk of flooding due to surface water, and the application is supported by a site-specific flood risk assessment (FRA). One letter of representation was made asking that consideration be given to management of surface water due to additional impermeable area and potential impact on surrounding drainage ditches.

Part H of the Building Regulations would apply to the development, and the FRA details the proposed mitigation, including that existing impermeable area would be made porous within the site curtilage. Subject to a condition ensuring compliance with

the FRA and approved plans, the development would not have unacceptable impacts on flood risk in the area. Accordingly, it would not conflict with CP67 of the Wiltshire Core Strategy.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the conditions recommended. 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:

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 hardstanding 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 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.

Informatives to Applicant:

1. 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 and could result in enforcement action being taken by the Local Planning Authority. Should it later be determined that the existing dwellinghouse cannot be retained, the applicant is advised that they must 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>).

2. 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.