

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02022
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Fosse Farm, Norton, Malmesbury, SN16 0JY
DEVELOPMENT DESCRIPTION:	Proposed single storey flat roof extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

Planning permission is sought for a single storey ground floor extension. The application is submitted using Householder application forms.

The extracts below demonstrate the existing arrangement and appearance of the property, together with the proposed appearance subject to this application:



Existing rear (l) and side (r) elevations



Proposed rear (l) and side elevations (r) with extension denoted by red arrows

The proposed extension would enable the relocation and expansion of the existing ground floor kitchen, with an associated living room area. To facilitate the extension, it is necessary to remove an existing flat room section to the property that is off of the existing kitchen. The extension would be a flat roof structure with an integrated raised roof lantern, finished in render to the external walls with a GRP roof, timber windows and timber and aluminium doors.

In terms of fenestration, the extension would feature bi-fold doors to the side elevation with a triple casement window adjacent, whilst the rear elevation features 2 casement windows at opposing ends of the extension. The remaining side elevation features a full height window.

SITE DESCRIPTION

The property known as Fosse Farm is a large detached residential property, occupying a generous plot within the small village of Norton, approximately 3.5 miles from Malmesbury. It is not listed, nor sited within a conservation area.

The property is set within a rural location, with far reaching views of open countryside to the north, south and east. The property features a variety of rooflines and features, with the front section fronting the road displaying a pitched roof, with a two-storey rear section also featuring a pitched roof but with staggered eaves across the rear facade. Across all elevations, the property features a variety of single storey flat roof and lean-to additions, with an established wisteria tree growing across vast sections of the rear and side elevations. The building is constructed with rendered external walls, profile interlocking roof tiles and timber windows and doors. The surrounding area is predominantly rural with Swallow Cottage adjacent to the application site and Lords Wood Farm located due west.



Front (l) and rear elevations of Fosse Farm

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

- Countryside Character Area – Cotswolds
- Flood Zones 2 and 3
- Negligible risk from groundwater flooding

PLANNING HISTORY

ENQ/2026/00211 – PD Enquiry - Demolition of part of rear single storey extension and add new single storey rear and side extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

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

CONSULTATION RESPONSES

Norton and Foxley Parish Council: No comments received at the time of preparing recommendation.

REPRESENTATIONS

The application was publicised by direct neighbour letter, 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.

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. Section 12 of the NPPF expects a good standard of design.

The proposed development would enable the creation of a flat roof ground floor element to enlarge the existing kitchen, facilitated by the removal of an existing ground floor section in broadly the same location. The incorporation of a flat roof would enable the extension to present as subservient to the main dwelling, whilst its overall scale and design would not appear incongruous when viewed in context of the site, especially given the comparison to the scale and appearance of the section of the building to be removed. The extension is not considered disproportionate to the main dwelling, or to result in a confused or cluttered appearance given the variety of elements to the dwelling across all elevations, whilst the use of matching materials would enable the extension to align with the existing character and appearance of the property.

Overall, the development is considered acceptable and would not result in unacceptable visual impact, whilst the proposed extension would be largely concealed from public vantage points from the surrounding streetscene. The proposed works would reflect the existing character and appearance of the dwelling in terms of materials and details, whilst the use of matching materials would compliment and be sympathetic to the main dwelling and surrounding area.

Therefore, the proposal is deemed to be in accordance with WCS Core Policy 57 where a high standard of design is expected for extensions. In addition, the proposals are also in accordance with the Wiltshire Design Guide and section 12 of the NPPF as they demonstrate a good standard of design that is both compatible and complimentary to the existing dwelling.

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 property in proximity to the application site is Swallow Cottage, a detached property to the NW of the site. Swallow Cottage is located within land outlined in blue on the location plan, indicating that it is on land within the applicants ownership or control. Despite this, the same assessment in terms of potential impact on residential amenity for the occupants of Swallow Cottage will be undertaken.

The proposed extension would have a larger footprint than the ground floor element to be removed, however, it is sited to the side and rear of the dwelling and would not reduce the existing separation distances between the properties. The extension may be partially visible from Swallow Cottage, however, a degree of screening would be afforded by its positioning relative to the host building and the established built form.

The portion of the extension that would be most visible from Swallow Cottage includes a full-height window, which would be partially screened by an existing ground floor bay window. Furthermore, the extension is set back from the side elevation of the main dwelling and the application site benefits from a substantial and established boundary hedge, which would further limit views of the proposed works. Collectively, these factors ensure that the development would not result in an unacceptable increase in overlooking or loss of privacy. In addition, the scale, siting, and design of the extension are not considered to give rise to a loss of light or overbearing impact due to the single storey form and flat roof design.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Flood risk and drainage

Core Policy 67 of the WCS provides detail on the management of flooding in association with new development.

The site is located in flood zone 1 at the lowest risk of flooding but is in an area that is identified as at risk of surface water flooding. However, the development is minor in nature, with any increase in impermeable surfaces being negligible. Detailed drainage matters are separately considered under the Building Regulations regime.

The proposal is considered to comply with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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

It is considered that the single storey extension is acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the proposal would, by reason of its height, scale, design and materials used, constitute development that would appear in proportion with the existing property, the plot and the neighbouring property. The proposal would not result in any unacceptable harm to the character of the locality or the amenities of neighbouring occupiers. Overall, the application complies with CP57 and CP67 of the adopted Wiltshire Core Strategy, the Wiltshire Design Guide, Section 12 in the NPPF, and other relevant planning documents policy and legislation.

As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED 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:

5758 03B – Location Plan received 26.03.26
5758 50A – Proposed Ground Floor Plan received 26.03.26
5758 52 – Proposed Site Plan received 26.03.26
5758 51A – Proposed Elevations received 02.04.26

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