

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02245
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	126 White Lion Park, Malmesbury, SN16 0QR
DESCRIPTION:	Two-storey side extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description was amended on 18 May 2026 for precision; it was not necessary to renotify interested parties.

The application seeks planning permission for a two-storey side extension, partially built atop and existing single-storey side extension. It has walls of render and brickwork and a gabled tile roof; it measures approx. 2.45m wide, 7.15m deep, and has a maximum height of 7.6m. Internally, it provides ground floor utility space and first floor bedroom, bathroom and airing cupboard.

SITE DESCRIPTION

The application site is a semi-detached two-storey dwelling known as 126 White Lion Park. It has walls of brick and render, a gabled tile roof, uPVC fenestration, a single-storey side/rear extensions, front driveway and a rear garden. Its setting is characterised by the surrounding homogenous suburban estate. It is in the settlement boundary of Malmesbury. Relevant designations and constraints include Flood Zone 1 where groundwater flood risk (within 0.025m of surface) and surface water flood risk (1 in 1000), access via unclassified highway.

PLANNING HISTORY

N/08/02308/FUL - Single Storey Side and Rear Extensions and Porch (APPROVE WITH CONDITIONS 16/12/2008).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- 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 (13/05/2026).

Wiltshire Council's Highways Team – No objection, subject to conditions (30/04/2026).

Wiltshire Council's Drainage Team – Comment, that they have no comment to make provided that flood levels are not lower than existing floor levels (20/04/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 24 April 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

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.

Policy 13 of the Malmesbury Neighbourhood Plan advises that the accompanying design guide (Volume II) should be taken into consideration to ensure all new development achieves a high quality of design that complements and enhances the character, form and qualities of the town.

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 side extension would not satisfy the expectation of adopted design guidance for subservience, as it does not incorporate a setback or set down. Instead, it follows a more 'seamless' design approach, closely emulating the architectural style of the existing dwellinghouse, using matching materials, details and continuing the roof and wall lines.

Although the extension would plug a gap in the built form, this south side of the street features is characterised by a staggered building line of semi-detached dwellinghouses. In this context, the extension would not disrupt the rhythm of the street through creating a 'terracing' effect nor would it appear unduly dominant. Accordingly, it would integrate effectively into the street scene.

No objections were made concerning design or visual amenity matters and, for the above reasons, subject to recommended conditions, the development would not harm the character or appearance of the dwellinghouse or local area. 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 closest neighbouring dwellings to the application site are 125 and 127 White Lion Park.

The development would increase the massing and bulk of the dwellinghouse and abuts the boundary of the curtilage with No.127. However, it would not cause a significant adverse level of overshadowing nor appear unduly overbearing relative to the size of the plots.

No openings are proposed in the side elevation of the extension, and the windows to front and rear elevation would not cause direct or harmful overlooking of neighbours.

No objections were raised concerning residential amenity matters and, for the above reasons, the development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development would increase the bedroom quantum from three to four; no alterations are proposed to the site access. Wiltshire Council's Highways Team raised no objection subject to several conditions. However, the conditions would not meet the tests set out in the NPPF (para 57), having particular regard to their relevance to the development proposed and that any condition must be necessary to make the development acceptable in planning terms, and so they are not recommended.

The site can accommodate parked vehicles in compliance with adopted minimum standards, albeit in a layout different to that shown on the submitted plans. The development would not, therefore, cause unacceptable harm to highway safety or conflict with Core Policies 57 (xiv), 61, 62 or 64 of the Wiltshire Core Strategy.

Drainage and flood risk

The application is supported by a site-specific Flood Risk Assessment (FRA) which identifies the main sources of flood risk and sets out proposed mitigation measures. Wiltshire Council's Drainage Team commented that floor levels should be no lower than existing in the development, which is part of confirmed mitigation in the applicant's FRA. Compliance with the FRA can be secured by condition and the development would be subject to Part H of the Building Regulations.

Minor developments are unlikely to raise significant flood risk issues but, in this case, the development would incorporate sufficient measures to be safe for users and ensure no material increase in flood risk or vulnerability to the area for its lifetime. Accordingly, it would not conflict with Core Policy 67 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 6 April 2026.

Location Plan, Existing and Proposed Block Plans. 01. Received 6 April 2026.

Proposed Ground Floor Plan. 06. Received 6 April 2026.

Proposed First Floor Plan. 07. Received 6 April 2026.

Proposed Elevations. 08. Received 6 April 2026.

Flood Risk Assessment. Received 16 April 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.