

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01280
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Tanners Bridge Cottage, Tanners Bridge, Garsdon, Malmesbury, SN16 9NT
DEVELOPMENT DESCRIPTION:	Proposed demolition of existing small extension and construction of full width single-storey extension with 15 degree lean to roof to provide additional living space and ground floor WC facilities, and the addition of a small dormer window/roof to the first floor and associated works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the demolition of an existing extension and erection of a full-width single storey rear extension, and a dormer window at first floor level to the rear elevation.

The proposed external materials would consist of natural stone and textured rendered walls, roof tiles to match the existing, and white uPVC fenestration to match the existing.

SITE DESCRIPTION/CONTEXT

The application site relates to the existing residential dwelling known as Tanners Bridge Cottage, situated within the open countryside approximately 0.6 miles to the east of Milbourne. The dwelling lies amongst a short row of residential properties to the north of the c-classified public highway. These properties all benefit from relatively large plots.

Immediately to the west of the site is a river, Woodbridge Brook, which runs along the entire western boundary of the site.

Based on the EA flood mapping data, the site lies within an area identified as Flood Zone 2 and 3, with the proposed development lying predominantly within Flood Zone 2. The site also lies adjacent but outside an area to the north identified to be at risk of surface water flooding at 3.3% AEP extent. Based on the 2024 Wiltshire Strategic Flood Risk Assessment, the site comprises two distinct groundwater flood risk zones, with the western side as having high risk, and the remainder identified to be unlikely.

The site is not subject to any ecological, landscape or heritage designations.

PLANNING HISTORY

None relevant.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Lea, Garsdon & Cleveiton Parish Council: No objection

Highways: No objection

Drainage: No objection

REPRESENTATIONS

No comments were 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 Impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed extension would occupy almost the full width of the existing dwelling, featuring a mono-pitched roof reaching a maximum height of approximately 3.65 metres, with a centrally

positioned gabled element. The extension would project to a depth of approximately 4.5 metres. Whilst the proposed height, depth and varied styles of roof form would result in a somewhat visually prominent extension, it would remain single storey and sited to the rear of the dwelling, thereby limiting its visibility from the public realm. As such, any impact on the character and appearance of the host dwelling would be limited. Furthermore, the proposed external materials would match those of the existing dwelling, therefore further reducing any potential visual harm.

The proposed dormer is considered subservient and its design would be in accordance with the guidance set out in the Wiltshire Design Guide.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Given the proposed extension would be single storey in nature, it is not considered that there would be any harm with regards to overshadowing, overlooking or overbearing impacts. Whilst the proposed dormer is at first floor level, it would not directly overlook any key neighbouring private amenity areas and therefore it is not considered unacceptable with regards to impacts on neighbouring amenities.

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

Highways Impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposals do not include any alterations to the existing access or parking provisions. The proposed extension would provide living accommodation at ground floor level, however it would not alter the existing bedroom quantum. The Highway Authority has raised no objections.

As such, the proposed development would not result in any adverse impact on highway safety.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The proposed development would be sited partially within Flood Zone 3, and entirely within Flood Zone 2 being located approximately 30m from Woodbridge Brook (classified as a 'main river' by the Env. Agency). For the purposes of National Policy, the development represents a minor residential extension (under 250sq.m) in Flood Zone 2, the proposed extension measures 60sq.m and is located 32m from the river at its nearest extent. As such, the EA's standing advice must be applied. A key requirement of the standing advice is that all dev't within FZs 2 and 3 is subject to a site-specific Flood Risk Assessment (FRA).

The application has been supported with a FRA, confirming the location of the development being within FZ2 and that the site is likely to be within an area of low groundwater emergence. Mitigation measures such as setting the Finished Flood Levels of the proposed extension to be no lower than the existing floor level, incorporation of a cellular soakaway to manage surface water within the site and that the extension is constructed to meet CIRIA flood resilience guidance. The Lead Local Flood Authority has reviewed the FRA and consider that the proposed works are minor in nature and would not result in a significant increase in impermeable area or corresponding flood risk, as such, no objections are raised.

The LPA considers a condition to secure construction of the extension in accordance with the recommendations of the submitted FRA is necessary to ensure the development is safe for its expected lifetime and that flood risk within the site or adjacent land is not increased.

The proposal therefore complies 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

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to 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 & Certificate; received 25 February 2026
Proposed Block Plan; 2529-200 Rev A; received 3 March 2026
Proposed Rear (North) Elevation; 2529-700 Rev A; received 3 March 2026
Proposed Roof Plan; 2529-500; received 2 March 2026
Proposed Ground Floor Plan; 2529-300; received 2 March 2026
Proposed First Floor Plan; 2529-400; received 2 March 2026
Proposed Front (South) Elevation; 2529-600 Rev A; received 3 March 2026
Proposed Side (East) Elevation; 2529-900 Rev A; received 3 March 2026
Proposed Side (West) Elevation; 2529-800 Rev A; received 3 March 2026
Flood Risk Assessment and Surface Water Drainage Strategy (with Appendices); DC1268-01-01; received 6 May 2026

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

3. The extension hereby approved shall be constructed in accordance with the recommendations of the submitted Flood Risk Assessment and Surface Water Drainage Strategy and its associated Appendices (Author: Dixon Civils, Dated: May 2026) and shall be maintained in that state thereafter.

REASON: To ensure that mitigation is secured to prevent increased flood risk within the site or to adjacent land in accordance with the aims of Core Policy 67 of the Wiltshire Core Strategy and the planning policy advice of Chapter 14 of the National Planning Policy Framework.

