

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02060
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	12 Lacemakers Road, Malmesbury, SN16 9XS
DEVELOPMENT DESCRIPTION:	Single-storey rear and side extension to provide additional internal space, together with a new front porch and entrance arrangement. The works are required to improve accessibility and support the occupant's disability needs, including enhanced circulation space and improved access to the dwelling.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear and side extension, new front porch and associated external alterations.

It is stated that the works are required to improve accessibility and support the existing occupant's disability needs, including enhanced circulation space and improve access to the dwelling.

The proposed external materials for the walls and roof would match the existing.

SITE DESCRIPTION/CONTEXT

The application site relates to the existing dwelling at 12 Lacemakers Road, within the adopted settlement boundary of Malmesbury. The property is a bungalow that has been subject to a number of extensions over time and the neighbouring properties within the vicinity are characterised by the same external materials, but in varying forms and scales.

The site has an existing access from Lacemakers Road, an unclassified section of the public highway subject to a 30mph speed limit. The northern boundary of the site abuts the Public Rights of Way footpath, MALM8.

Based on the latest national flood mapping data updated by the Environmental Agency in 2025, the site lies within Flood Zone 1 from fluvial flooding, and is identified to be at risk of surface water flooding at 3.3% AEP extent. According to the Council's Strategic Flood Risk Assessment in 2024, the site is identified to be at risk of groundwater flooding to surface and subsurface assets.

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

PLANNING HISTORY

Proposal / Summary
N/97/02573/FUL – Extension to Dwelling – Approved with conditions 20/12/97
N/09/01115/FUL - Erection of Single Storey Porch Extension, Rear Extension & Conservatory. – Approved with conditions 01/09/09

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

Malmesbury Neighbourhood Plan (MNP)

- Policy 13 Preserve and/or enhance the Town

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

Malmesbury Town Council: No objection

Highways: 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.

In respect of the scale, form and massing, the proposed extensions are not considered to detract from the overall character and appearance of the host dwelling, particularly when viewed in relation to the front elevation from the public realm. The proposed roof forms would remain consistent to those of the existing, thereby maintaining visual coherence with the existing.

The proposal would involve the erection of a front porch and other alterations, including replacement of the two existing garage doors on the front elevation with the pedestrian front entrance door and window. Whilst these changes would alter the current appearance of the frontage, any resulting harm is considered limited when viewed in the context of the varied architectural styles and designs exhibited by neighbouring properties within the surrounding area.

Furthermore, the proposed materials would match those of the existing dwelling and are therefore considered to be in keeping with, and sympathetic to, the established character and appearance of the host property. Given all neighbouring properties within the vicinity of the application site are characterised by the same existing external materials, it is considered reasonable and necessary to impose a compliance condition to ensure the proposed external materials would match the existing.

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.

The proposed extensions would all remain at single storey height, it is therefore considered that there would not be any unacceptable harm with regards to overshadowing, overlooking or overbearing impacts to the 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. The submitted plans indicate that there would be a loss of two garage car parking spaces, however, the proposal would not increase the number of bedrooms within the existing dwelling, and that three car parking spaces can be accommodated on-site.

Whilst the proposal would result in the loss of two garage spaces, it is noted that these garages are substandard in size, with internal dimensions of less than 2.3 metres in width and 4.9 metres in depth, and therefore would not meet the minimum standards set out in Wiltshire Council's Car Parking Strategy for modern vehicles. One of the existing bedrooms is proposed to be a study, however, its dimensions in meeting National Described Space Standards means it could still be used as a bedroom. Therefore, the proposal could result in an increase in bedroom quantum from three to four. The submitted parking layout shows that three vehicles can be parked on-site, albeit with two spaces operating in a tandem arrangement, which would require one vehicle to be moved to allow access to another. However, it is noted that existing or future occupiers may choose to park on-street in the vicinity of the dwelling which has no road markings to limit parking. This is considered a personal preference and would not be sufficient grounds for refusal. In any case, the Council's adopted standards require a minimum of three off-street parking spaces for a four-bedroom dwelling, and it has been demonstrated that this requirement would be met.

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

The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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 site lies within an area identified to be at risk of surface water flooding. The proposal relates to extensions to an existing dwelling, resulting in an additional impermeable area of approximately 53.5 sqm.

Based on the submitted plans, appropriate mitigation measures have been incorporated, including paving set level with the internal Finished Floor Level and surfacing designed to fall away from the building to direct surface water away from the threshold. It is therefore considered that the proposed works are minor in nature and would not result in a significant increase in impermeable area or corresponding flood risk.

Furthermore, it is noted that the development would be required to comply with the provisions of Part H of the Building Regulations, which addresses drainage and wastewater, and is controlled under a separate regulatory regime to the planning process.

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.

Other issues

In consideration of this application, due regard has been given to the Public Sector Equality Duty (PSED) contained in section 149 of the Equality Act. The evidence submitted to the LPA indicates that the proposed extensions and alterations are intended to meet the applicant's living requirements and specific needs. It is acknowledged that the applicant may have a preference to remain within their existing accommodation at the application site. Notwithstanding this important consideration, it does not in itself justify the development proposed, as there is no substantive evidence provided to demonstrate that these needs could only reasonably be met through the extensions in their current form and scale, nor that alternative solutions have been fully explored. As such, the personal circumstances put forward are afforded limited weight in the overall planning balance. Any decision must therefore be made on the basis of the planning merits of the proposal, having regard to all other material considerations.

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 27 March 2026

Location and Site Plan; 25-043 PL100; received 27 March 2026

Proposed Floor Plan; 25-043 PL105; received 27 March 2026

Proposed Roof Plan; 25-043 PL106; received 27 March 2026

Proposed North East and North West Elevation; 25-043 PL107 Rev A; received 8 April 2026

Proposed South East and South West Elevation; 25-043 PL108 Rev A; received 8 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.

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