

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02320
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Bramley House, Tuners Lane, Crudwell, Malmesbury, SN16 9EH
DEVELOPMENT DESCRIPTION:	Proposed single storey extension and alterations to front of property, addition of living room window and addition of small open porch to garage conversion
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey extension to the front of the dwelling, the addition of a ground-floor window to the western side elevation of the dwelling and an open porch around the existing doorway into the detached garage/office building set within the front garden.

The extension at the front of the property would enclose the existing entrance porch and have its eastern elevation parallel to the eastern elevation of the main dwelling. This structure would provide a new entryway and additional floor space for the existing kitchen. A flat roof is proposed with a large, glazed roof lantern, and two new windows would be provided. The window in the living area of the main dwelling would be set on the western elevation and provide additional light to this room. The changes to the detached structure include blocking up an existing doorway to provide an internal toilet and an open, canopied entrance porch with timber posts on stone dwarf walls and matching roof tiles.

Additional information was provided to demonstrate the retained parking within the front amenity area, and these are the plans on which this report is based.

Matching materials to the host dwelling is proposed for all elements

SITE DESCRIPTION/CONTEXT

The application site is located on the northern side of this small turning on the western side of Tuners Lane in the settlement of Crudwell. This turning is an unmaintained highway and only serves a small number of dwellings.

The application site comprises a two-storey detached dwelling, which benefits from a large, private amenity space which wraps around the property. Within the front garden, is the access point into the site, a large, gravelled driveway and an existing garage/office building which site within the south-east corner of the garden. The outbuilding has one garage space, with the other having already been converted to an office.

The whole site lies within the designated Conservation Area of Crudwell but there are no other nearby heritage assets. Part of the front amenity space and the garage building lies on the edge of Flood Zone 2.

PLANNING HISTORY

Proposal / Summary
13/06693/FUL - Full planning permission Decision - Approve with Conditions Date: 12/2/2014 – Single Storey Extension.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Crudwell Neighbourhood Plan. Made May 2021

Policy DD2: Design

Crudwell Design Guide

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

Crudwell Parish Council: No objection, subject to the proposed plans being in line with the current Crudwell Design Guidance

WCC Highway: No Objection

REPRESENTATIONS

One letter of representation was received in relation to the proposed development and there is no objection to the proposed development.

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 development comprises three separate alterations to the property and its existing outbuildings. In terms of the proposed new window within the living room, this is considered acceptable and would not appear out of place or unbalance the symmetry of that elevation.

The external works to the front of the dwelling are also considered acceptable. Whilst a flat roof extension on the front of the dwelling, is considered a little out of character with the prevailing pattern of development, there would be very limited views from the public realm in this private turning off Tuners Lane. Furthermore, this structure would be seen against the backdrop of the host dwelling and set between the dwelling and the existing garage, which has a tall, ridge roof. The matching elevational materials in the form of stone and timber fenestration would help assimilate the structure into the site and setting and can be secure by way of a planning condition appended to any Decision Notice.

The existing outbuilding already has one bay converted to a home office with a window and doorway on the front (western) elevation facing into the private driveway. The addition of a small, open and canopied entrance porch is not considered to significantly add to the bulk and scape of this structure and it is still considered to remain a subservient outbuilding. The matching roof tiles and simple proportions are considered to accord with the architectural hierarchy.

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.

No part of the separate elements of this proposal are considered to result in loss of light, overshadowing, loss of privacy or overbearing impact upon adjacent neighbouring occupiers over that which can normally be undertaken within a residential site or its amenity space.

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.

It is noted that the garage conversion to a home office has already been undertaken, but notwithstanding this position, the Council's Highway Engineers were consulted. As it has been demonstrated that the site would still provide for adequate parking provision to meet the needs of the property and the adopted Wiltshire Parking Standards, there is no objection from that service.

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.

Heritage Impact

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings

will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Whilst there would be some visibility from the public realm, in this instance, the simple design of the additional structures and their matching materials are not considered to detract from the site and setting.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of this heritage asset.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 southern elevation of the proposed extension to the house and the existing outbuilding, lie on the edge of Flood Zone 2 and the proposal has been supported by way of a Flood Risk Assessment.

The works to the dwelling are considered to not impact upon this constraint and in a flood event, there is safe refuge within the dwelling. As the majority of this structure lies outside of the flood zone, there is not considered to be any increase in flood water capacity in the locale or result in water displacement to other areas.

The works to the outbuilding are also not considered to result in significant additional water run-off or displacement capacity to justify a reason for refusal in this instance.

A condition to ensure that the development is undertaken in accordance with the recommendations of the Flood Risk Assessment can be appended to any grant of permission.

Other issues

It is noted that the works to the outbuilding, include its use as additional habitable accommodation. Whilst being separate from the host dwelling, its small scale and limited floor area would ensure that there is a functional tie to the host property in terms of shared services and facilities. Nevertheless, it is considered appropriate and necessary to append a condition that this outbuilding remains as one planning unit with the host property.

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.

Nevertheless, as required by the regulations, any approval must now include an Informative reminding the applicants of the biodiversity net gain requirements.

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.

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. Received on 09 April 2026

Design and Access Statement. Received on 09 April 2026

5880/03 Location Plan. Received on 09 April 2026

5880/04 Existing Block Plan. Received on 09 April 2026

5880/01 Rev A. Existing Floor Plan. Received on 09 April 2026
5880/02 Rev A. Existing Elevations. Received on 09 April 2026
5880/05 Existing Roof Plan. Received on 09 April 2026
5880/52 Rev A. Proposed Block Plan. Received on 15 May 2026
5880/50 Rev D. Proposed Ground Floor Plan. Received on 09 April 2026
5880/51 Rev D. Proposed Elevations. Received on 09 April 2026
5880/03 Proposed Roof Plan. Received on 09 April 2026
Flood Risk Assessment and Addendum. Received on 09 April 2026

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

3. Materials WB5 – Materials to Match existing

4. WJ3A – Annexe Accommodation