

Wiltshire Council
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Wiltshire Council
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Our Ref: WILTS/269/AP
Your Ref:
Email: andy@southernplanning.co.uk
Date: 08/05/2026
Status: By email only

Dear Sir/Madam

Heath Farm Cottage, Moor Lane, Garsdon – Single Storey Rear Extension

Introduction

Southern Planning Practice Ltd is instructed by Mr Fitzgerald and Ms French to submit an application for a single storey rear extension, including removal of existing external balcony and staircase, at Heath Farm Cottage, Brickyard Hill, Garsdon, SN16 9NW

The application comprises the following plans: -

WILTS-AP-269.01 B
WILTS-AP-269.02 B
WILTS-AP-269.03 B
WILTS-AP-269.04 B
WILTS-AP-269.05 C

This letter set out the justification for the proposal.

Site Description

Garsdon is a small hamlet situated about 2 miles northeast of Malmesbury. The property lies about 0.8km northeast of All Saints Church and approximately midway between the junctions of Brickyard Hill with Park Lane and Pink Lane. It forms part of a cluster of loosely scattered houses on either side of the lane. The house lies on the northwest side of the lane. To the southwest lies a woodland copse and to the west and the north field paddocks. On the other side of the road there are residences but none directly opposite.

The house is set back 27m from the lane. It has been modified and extended in the past to form an L shaped property. The house is faced with stone and render under a stone tile roof.

Planning History (House only)

Planning permission was granted for a two-storey extension to the northwest elevation in 2011 under N/11/00876/FUL..

The Proposal

The proposal is for a single storey flat roof extension which would sit in the corner of the L. It measures 11.1 m wide x 7.0m deep and 3.1m high. It would be built in stone to match the existing property with small, capped parapet. It would be lit by three timber windows and timber single and bifold glazed doors. Two roof lanterns are also proposed which would sit below the parapet wall. The extension would provide for a new kitchen/living area, pantry and utility room. As part of the proposal the existing balcony and staircase are to be removed.

Planning Policy

National Planning Policy Framework Dec 2024 Minor revision in Feb 2025

Para 11, 39, 129 and Section 12.

Wiltshire Core strategy Adopted Jan 2015
Core Policy 57

Rationale and Justification

The proposal creates a more attractive ground floor living space, allowing the layout to flow more easily. It makes more efficient use of the land.

The extension built in matching stone materials, together with timber framed windows and doors provides a pleasing composition. The removal of the unattractive addition of the balcony and staircase will allow the modern two storey rear wing to be read more easily.

The proposal does not affect the important public-facing elevation, as it is located to the rear. As a single-storey addition, it preserves the building's two-storey form and dominant character.

The extension is tucked into the corner of the L-shape and set slightly back from the rear and side building lines, so it is unlikely to be visible from the road. This is reinforced by the house's setback and the copse to the southwest, which limits views.

Although the extension may be visible at a distance from the public footpath, it would be single-storey, constructed in matching materials, and partly screened by the existing rear extension. Set against the rear wall of the house, it would be barely noticeable and would read as part of the existing built form. As such, it would not harm the character of the area.

The proposal is unlikely to affect the trees to the west, as it sits well outside their canopy spreads and is set far enough away to avoid impacts on their roots.

As the extension is low in stature and given the distance between neighbouring properties the proposal would not affect the neighbours' amenities in any way.

Within 500 m of the site, no pre-20th-century archaeological finds are recorded, although Garsdon is of Saxon origins. But, given the more recent rear extension, it is unlikely that the site retains archaeological remains of significance below ground.

The proposal ensures a high quality of design, respecting both the property and the site's context. It, responds positively to the existing built form in terms of scale, mass building line, plot size, design and

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materials and would therefore integrate seamlessly into the host building's setting. Accordingly, it would be compliant with policy 57 of the Core Strategy and the NPPF

Yours sincerely



**Andy Partridge, BSc (Hons) Dip UP MRTPI
Consultant**

Copy to Client



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