

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03144
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Gaston Lane, Sherston, Malmesbury, SN16 0LY
DEVELOPMENT DESCRIPTION:	Demolish existing porch and replace with garden room
RECOMMENDATION:	That Planning Permission be GRANTED

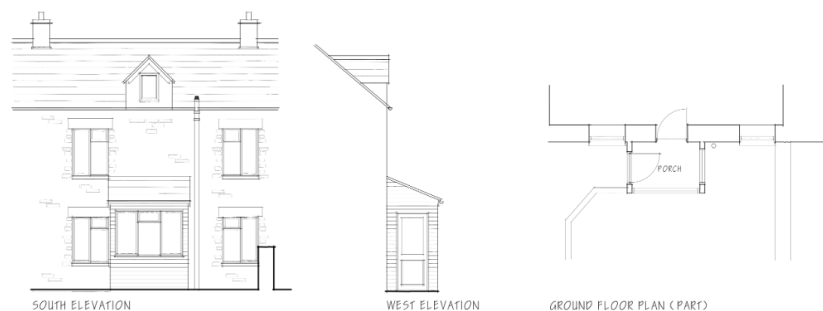
PROPOSAL

The proposal seeks planning permission for the demolition of an existing porch to the front of a domestic dwellinghouse, and the erection of an extension in its place.

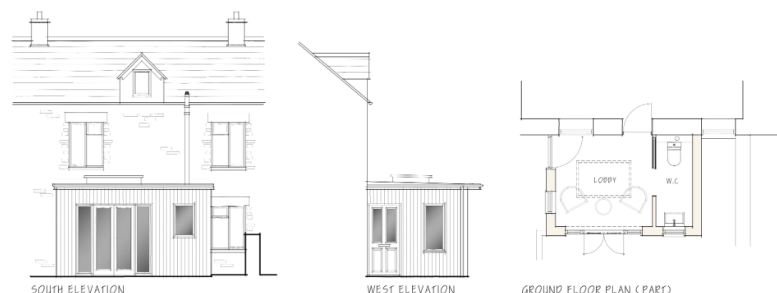
The proposed extension would be finished in cedar cladding and feature a flat roof and uPVC woodgrain-effect glazed French doors alongside uPVC double-glazed windows and centrally mounted, raised rooflight, thereby giving rise to a more contemporary appearance. No details of the proposed roof materials have been supplied.

The development would have a total floor area of approximately 7 square metres and would project further into the front garden compared to the existing structure and would extend closer to the neighbouring properties on either side.

In terms of fenestration, the west elevation would include a window and a door, whilst the south elevation would feature a set of glazed French doors and an additional window. A rooflight is also proposed within the flat roof to provide natural light to the internal space.



Existing Plan and Elevation



SITE DESCRIPTION/CONTEXT

The application site comprises a three-storey, terraced dwelling constructed of stone, with a stone-tiled roof and a single stone gable dormer at second-floor level. An existing porch is located on the principal (front) elevation of the dwelling.

The property is situated along a residential road within the Sherston Conservation Area in the Cotswolds. The property does not benefit from a rear garden; however, it has a generous front garden of approximately 21 metres in depth, which sets the building well back from the highway.

The surrounding area is characterised by terraced properties of a similar scale, form, and appearance. A number of properties within the terrace incorporate front porches of varying designs and layouts. Several of the terraced properties have been subject of planning permissions for front extensions in the recent past, including the end-terrace property (no.14), where a garden room added to the front elevation.

The application site is located within the Sherston Conservation Area, but with no nearby listed buildings. The application site is also located in the Cotswolds National Landscape.

RELEVANT PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
15/02303/PDENQ	PD Enquiries Decision - PD Rights Intact Date: 16/3/2015 - Conservatory porch question.	Planning permission required May 2015

Of relevance are recent permissions to extend to the front of other properties in the terrace: PL/2022/06664 relating to No.4, PL/2025/05185 relating to No.12 and PL/2025/02512 relating to No.14. Those permissions relate to front extensions of varying design, scale, layout and appearance.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment

Sherston Neighbourhood Plan 2006 to 2026 Made - May 2019

No policies which are directly relevant, but objective 2:

- Conserves or enhances Sherston's significant heritage assets;
- Respects the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB;
- Is of the highest quality of design – utilising wherever possible traditional styles and proportions;
- Safeguarding those parts of the settlement that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance, historic interest or local significance.

Wiltshire Design Guide: Appendix D

- Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12 – Achieving well designed places
- Section 16 - Conserving and enhancing the historic environment

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Sherston Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter and stie notice erected at the application site. No representations have been made.

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 appearance

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 flat-roofed extension introduces a contemporary, boxy design and form which is of a scale that greatly exceeds that of the existing porch and several of the others on adjoining properties. Similarly, the use of a flat roof which is to be set at a height which is above that of window header height does add to the overall bulk of the addition. Nevertheless, there is considered to be sufficient space that the development will not be disproportionate or otherwise out of scale with the existing building.

Nevertheless, it is evident that several of the other properties in the terrace have been added to (or granted planning permission for – which remain extant) in a variety of manners and with a variety of architectural styles and scales. Those additions do tend to adopt a more conventional pitched or mono-pitched roof, but are considered to nonetheless offer sufficient variety to the built form of the terrace to allow the proposed addition to not be unacceptably out of character. Indeed, the range and number of out-buildings positioned in the gardens of the terrace of properties adds the variety of development and will somewhat filter views of the new extension from overt view from Gastons Lane.

Turning to materials, the extension is to incorporate vertically laid cedar cladding for the walls, and uPVC for the windows. Whilst timber cladding is not unprecedented in the locality (the existing porch structure does include timber cladding, albeit in much less quantity – with there being at least one out-building of timber construction), the addition will undoubtedly represent a departure in this regard. Due to the aforementioned variety of extension and out-building in the locality, the use of timber cladding in the quantity proposed is not, however, considered to be unacceptable. The terrace of dwellings is natural stone, with timber cladding being a reasonably well-established manner of adding modern additions and to retain a degree of subservience.

However, it is evident that the submission does not include any detail as to the proposed material or treatment of the new flat roof. Such an omission is not helpful, but not fatal to the acceptability of the scheme since it is capable of being the subject of a planning conditioning requiring such detail to be agreed prior to its installation. Given the sensitivity of the locality, it should be accompanied by an information noting that an epdm type roof may not be considered acceptable.

Accordingly, and subject to conditions, the development is considered to remain subservient to the existing property and be of a design, scale and appearance that is appropriate to the wider locality. The proposal therefore complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide as well as the relevant objectives of the Sherston Neighbourhood Plan.

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.

With regard to loss of light and overshadowing, the proposed extension is considered to remain proportionate to the existing dwelling. Whilst the proposed extension would be larger than the existing porch and positioned closer to the neighbouring dwelling to the west, it would not encroach onto the shared pathway (noting that private rights of access are a civil matter, with no role for the Local Planning Authority to resolve issues through the determination of the planning application). Whilst clearly visible from adjoining properties, it is sufficiently removed from neighbour's windows and, since the terrace of properties benefit from reasonably substantial garden areas and have a south-east facing aspect, and in such a context the proposal would not result in any unacceptable loss of light or undue overshadowing to neighbouring occupiers and their gardens.

The proposal includes windows and doors on the south (front) elevation and a window on the west elevation, broadly reflecting the arrangement of openings within the existing porch. As such, the dwelling to the east would not experience any additional loss of privacy. Although the dwelling to the west would be subject to an additional window in this elevation, this is not considered to result in an unacceptable loss of privacy, given that the existing porch already incorporates a glazed door in a comparable position. The addition of a large rooflight does perhaps offer opportunity for the immediate neighbours to look down into the new floorspace from their first-floor windows. However, it is the applicant themselves choosing to open such an opportunity and since they will retain an ability to limit such view through blinds (or similar), the relationship is considered acceptable.

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

Heritage

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 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.

The site is located within the Sherston Conservation Area, but somewhat distant from any listed buildings. Whilst clearly of some age and of traditional stone construction, the terrace of properties are not listed themselves.

Due to the existing boundary treatments and the position of the terrace of properties, which is set back about 21 metres from Gaston Lane, the extension would be reasonably well screened from overt public views in the Conservation Area. Similarly, whilst being of a design and scale that is divergent from existing additions, there is considered to be sufficient variety of build form in the locality such that the proposal will not adversely affect the character and appearance of the Conservation Area, nor cause harm to the significance of it as a heritage asset.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, the objectives of the Sherston Neighbourhood Plan as well as the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 176, states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

Whilst located within the Cotswold National Landscape, it is clearly surrounded by substantial build form and is of a scale that, in overall terms, is modest and closely associated with the existing dwelling. The proposal will not amount to sprawl into the open countryside and would not harm the special qualities or scenic character of the Cotswolds National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 176 of the NPPF in conserving and enhancing the National Landscape.

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.

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:

- Proposed Ground Floor Plan (Part) & Elevations drawing no. 5921/50 received 15 May 2026
- Proposed Block Plan drawing no. 5921/51 received 15 May 2026
- Design and Access Statement ref 5921/1MM received 15 May 2026

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

3. Prior to commencement of development above slab level, full and complete details of the materials and treatment of the proposed roof shall have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so agreed.

REASON: In the absence of information within the submitted application, so as to ensure the development is carried out with sympathetic materials and constructed in a manner that is of appropriate quality to the locality.