

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02737
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	One Tree, Sandpits Lane, Sherston, Malmesbury, SN16 0NN
DEVELOPMENT DESCRIPTION:	Extension and alterations to existing dwelling
RECOMMENDATION:	That Planning Permission be GRANTED

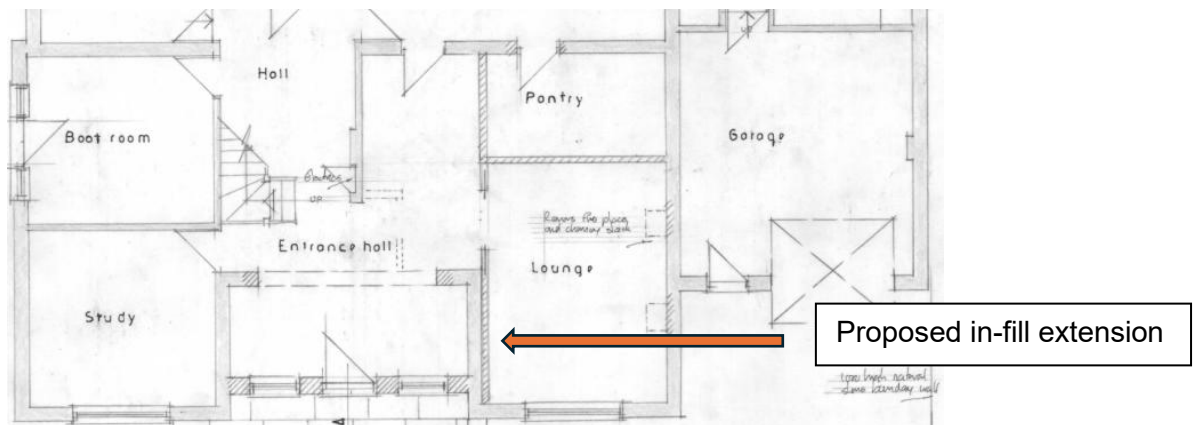
PROPOSAL

The proposal seeks planning permission for a single storey front extension and additional alterations. The application is submitted on Householder application forms.

The extracts below demonstrate the existing appearance and arrangement of the property, together with the proposed appearance subject to this application:



(Top - Bottom) Existing Front Elevation and Partial Ground Floor Plan



(Top - Bottom) Proposed Front Elevation and Partial Ground Floor Plan

The proposed extension is to the front, principal elevation. Currently the entrance porch to the property is recessed from the front façade, and the proposal would effectively in-fill this recessed section to create an enlarged hall and entrance area to the ground floor. The front wall of the extension would still remain marginally recessed from the established front wall and would incorporate a sloping roof akin to the existing arrangement. The proposed extension would be finished in render to the external walls, with a concrete tiled roof and UPVC windows and doors. In terms of fenestration, the entrance door will remain centrally placed with full length sidelights either side. Additionally, a minor alteration is proposed to the NW side elevation, to swap ground floor window to an entrance door.

SITE DESCRIPTION/CONTEXT

The site known as One Tree is a large detached residential dwelling situated on Sandpits Lane in the village of Sherston and is located within the Cotswold National Landscape. The property has been subject to previous extensions and alterations, and includes forward projecting gable ends on opposing sides of the principal elevation, with a centrally positioned recessed entrance way with sloping roof and an attached single garage, whilst the main building incorporates a pitched roof with a prominent solar PV array. The property is partially bound by a drystone boundary wall, with an open frontage and off-road parking for numerous vehicles, whilst the main property is finished in render with a concrete tiled roof and UPVC windows and

doors. The surrounding area is characterised by a variety of residential buildings, including detached and semi-detached, of varying appearances and finishes including Cotswold stone and render.



'One Tree' – Google Streetview September 2023

The application site is subject to the following planning policy constraints:

- Cotswolds National Landscape
- Countryside Character Area – Cotswolds
- Risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

PLANNING HISTORY

Proposal / Summary
N/01/00543/FUL - Full planning permission Decision - Approve with Conditions Date: 23/4/2001 – EXTENSION AND ALTERATION TO BUNGALOW TO FORM TWO STOREY DWELLING
14/05267/FUL - Full planning permission Decision - Approve with Conditions Date: 17/7/2014 – Single Storey Rear Extension.
N/04/01831/FUL - Full planning permission Decision - Approve with Conditions Date: 9/8/2004 – ERECTION OF A DETACHED DOUBLE GARAGE

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 67: Flood Risk

Sherston Neighbourhood Plan

- No specifically applicable policies, but objective 2 of the plan seeks to conserve heritage assets and the Cotswold National Landscape through the use of sympathetic materials and high quality design.

Cotswolds National Landscape Management Plan

- Policy CE1: Landscape
- Policy CE4: Local Distinctiveness
- Policy CE6: Dark Skies

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

The National Planning Policy Framework (NPPF)

- Section 12: Achieving Well Designed Places
- Section 15: Conserving and Enhancing the Natural Environment

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the character and context of the area, including impact on the National Landscape
- Residential Amenity
- Drainage and Flood Risk

CONSULTATION RESPONSES

Sherston Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however 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, including impact on the National Landscape

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

WCS Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. It is noted that the scale and extent of development within National Landscapes should be carefully considered so as not to give rise to unacceptable impact or detract from the intrinsic character and beauty of the area.

Policy CE1 of the Cotswold National Landscape Management Plan 2025-2030 states that development should have regard to the scenic quality of the location and its setting and ensure that views - including those into and out of the National Landscape – and visual amenity are conserved and enhanced. Policy CE4 states that proposals that are likely to impact on the local distinctiveness of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of this local distinctiveness. Policy CE6 states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape (CNL) should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development.

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. Section 12 expects a good standard of design, whilst Section 15 details conserving and enhancing the natural environment

The property occupies a relatively exposed position within the setting and is visible from within the streetscene. Whilst the proposed works will provide an in-fill extension to the principal elevation and be visible from vantage points within the vicinity, the development is considered sympathetic to the existing character and appearance of the building. The extension would not project further forward than the established front wall of the principal elevation, and would remain marginally recessed and integrated within the existing frontage, thereby lessening any resulting unacceptable visual impact and reducing its prominence in the setting. Broadly, the resulting appearance would be similar in nature to the existing arrangement, with the incorporation of a sloping roof of similar style and gradient to the existing. Whilst introducing additional bulk and mass, the proposed extension would not be considered a prominent or incongruous addition to the main dwelling, with the overall built form and use of matching materials enabling the proposal to align and sympathise with the overarching character and appearance of the building and the surrounding area. The scale and design of the proposed works continue to align with the distinctive architectural detail and design of the dwelling.

The development is wholly contained within the residential curtilage and bound on all sides by further residential properties. Given its location within an established residential area, the proposed does not project into, nor adversely influence, views to or from the wider National Landscape. The development is not considered to result in unacceptable visual harm to the dwelling, its surroundings or the locality given the obvious and evident similarities between the existing and proposed resulting appearances. No additional external lighting is proposed, thereby minimising any residual light spill resulting from the extension. Furthermore, the development is not considered to result in harm to the landscape character of scenic qualities afforded to this location, given the properties recessed positioned within the local vernacular.

Therefore, the development is deemed to comply with CP51 and CP57 of the Wiltshire Core Strategy, policies CE1 and CE4 of the Cotswold National Landscape Plan, the Wiltshire Design Guide and sections 12 and 15 of the NPPF in conserving and enhancing the National Landscape.

Residential 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 properties in close proximity to the application site are St Catherine's (to the west), Stonewick House (to the NW) and 1 Sandpits Lane (to the east).

The proposed extension is to in-fill the currently recessed entrance way, however the proposed built form would not project beyond the established front wall of either adjoining gables to the front elevation, remaining largely concealed from view from either Stonewick House and No.1, with the application site positioned marginally forward within its plot in comparison to these properties. Whilst there is an alteration to the ground floor fenestration to the NW elevation in proximity to Stonewick House, this is not considered to result in increased or unacceptable overlooking when comparing the existing and proposed arrangement.

Arguably, the proposed works may be most visible to the occupants of St Catherines, who's rear garden is positioned in front of the curtilage of the host dwelling. Whilst there will be an increase in scale and bulk arising from the extension, it is not proposed to be positioned in closer proximity to St Catherines, thereby respecting the existing separation distances between the properties. The altered fenestration to the front façade would see the existing casement windows either side of the front door replaced with full length sidelights, however this is not considered to lead to an increase in perceived overlooking or loss of privacy in comparison to the existing fenestration arrangement.

Overall, it is considered that the proposed works will not result in unacceptable impact to the residential amenity of the surrounding properties, and will not result in increased overlooking, loss of privacy or overbearing effects. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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 by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions. In terms of footprint, the proposal comprises a modest in-fill ground floor extension within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site. Therefore, the proposal is considered to comply with Core Policy 67 and the relevant provisions within the NPPF.

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

By reason of the scale, design and proposed materials, the proposed development is considered acceptable and will not result in unacceptable visual impact to the main building, its plot or the surrounding area. The proposed works are considered proportionate to the existing built form, whilst integrating with the overall character and appearance of the building. Furthermore, the proposed works are not considered to result in harm to the scenic qualities afforded to, and views to and from, the National Landscape, whilst also not resulting in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Cotswolds National Landscape Management Plan, the Wiltshire Design Guide and the relevant provisions within 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:

OT3 – Proposed Floor Plans received 24.04.26

OT4 – Proposed Elevations and Sections received 24.04.26

OT5 – Proposed Block Plan received 24.04.26

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