

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01833
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Stonehaven, Lea, Malmesbury, SN16 9PG
DEVELOPMENT DESCRIPTION:	Alterations and extensions to existing dwelling including erection of a single-storey rear extension, conversion of existing garages to habitable accommodation, installation of replacement windows and doors, construction of timber-framed carport and entrance porch, together with associated works to access, parking, boundary treatments and landscaping.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for extensions and internal alterations to the existing dwelling at Stonehaven, Lea, Malmesbury.

The development comprises the demolition of the existing conservatory and its replacement with a single-storey rear extension. The extension would project approximately 4.6m beyond the existing rear elevation, measure approximately 12.8m in width, and have a maximum height of approximately 3.3m to the top of the flat roof. The extension would facilitate the creation of an open-plan kitchen, living and playroom area as part of wider internal reconfiguration works.

The proposal also includes the conversion of the existing double garage to habitable accommodation (gym/study), alterations to the principal entrance including the introduction of a new timber open porch, and the erection of a timber-framed carport to the side of the dwelling. The carport would measure approximately 3.4m in width by 5.7m in depth, with a ridge height of approximately 5.0m and an eaves height of approximately 2.4m.

A timber gate to replace the existing metal gate is proposed with the existing stone wall to be removed and reconditioned by reusing the existing stone where possible. The gate height would be 1.2m with the stone pillars at 1.3m height and stone wall a height of 0.8m.

External alterations include the replacement of all existing uPVC windows and doors with grey metal-framed units, the replacement of the existing concrete roof tiles with natural slate, and the removal of redundant chimney structures. The rear extension would be finished in vertical timber cladding, whilst the existing reconstituted Cotswold stone would be retained and locally made good where openings are infilled. The proposal also includes the upgrade of the existing eight solar panels located on the eastern roof slope.

Associated works comprise the reconfiguration of the driveway to improve access and allow vehicles to turn within the site and exit in forward gear, installation of a permeable gravel surface, widening of the site access, provision of electric vehicle charging, and revised

boundary treatments including new timber gates and low stone walls. Landscaping works include the removal of a cherry tree (T6) and laurel hedge, with replacement planting in the form of a new boundary tree line comprising approximately 20 trees.

The applicant subsequently submitted an Arboricultural Method Statement, Tree Survey and Tree Protection Plan in support of the application to address the concerns raised by the Council's Arboricultural Officer. The Arboricultural Officer was re-consulted on the amended arboricultural information.

SITE DESCRIPTION/CONTEXT

The application site relates to Stonehaven, a detached dwelling located within the village of Lea, near Malmesbury. The property occupies a generous residential plot set back from the main village road and is accessed via a private driveway. The surrounding area is characterised by detached dwellings set within spacious plots, with a mixture of garden areas, mature planting and boundary treatments, contributing to the semi-rural character of the locality.

The dwelling, constructed in the 1990s, is finished in reconstituted Cotswold stone with a pitched roof and dormer features. The site includes areas of hardstanding to the front for parking and manoeuvring, with private gardens extending primarily to the rear. Mature trees and planting are present across the site and contribute positively to the visual amenity.

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

- The site is not located within a Conservation Area
- The dwelling is not a listed building
- The site is not subject to a Tree Preservation Order
- The site is not within a settlement boundary

PLANNING HISTORY

Proposal / Summary
N/88/02617/FUL - Full planning permission Decision - Approve with Conditions Date: 12/12/1988 – ERECTION OF DETACHED DWELLING AND ALTERATIONS TO ACCESS
N/88/00621/OUT - Outline Planning Decision - Approve with Conditions Date: 16/5/1988 – OUTLINE - ONE DWELLING

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 61 Transport and New Development
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk

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

Parish/Town Council: No objection in principle to the proposed development and no concerns identified in relation to neighbouring amenity (light and privacy) impacts on adjacent properties.

- Concern that the proposed extension and associated external works, including additional paving, would increase the impermeable area of the site and result in greater surface water run-off.
- Concern that local ground conditions in Lea (low permeability soils) already limit drainage capacity, and that the site has existing issues with drainage being overwhelmed during heavy rainfall.
- Concern that the proposed permeable gravel driveway may not be sufficient to address increased run-off, and that additional, robust surface water drainage measures should be incorporated to avoid potential impacts on downstream properties.

Highways Officer: No objection

Arboriculture Officer: Following the submission of the Arboricultural Method Statement dated 17th June 2026, the Arboriculture Officer had no further comments to make provided the works are carried out in compliance with the document.

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.

The application proposes a series of alterations and extensions to an existing detached dwelling within a predominantly residential area characterised by similarly scaled properties set within generous plots. The host dwelling is of typical domestic form and appearance, constructed in reconstituted Cotswold stone with a pitched roof, and the surrounding area exhibits a semi-rural character with a mix of built form and mature landscaping.

The proposed single-storey rear extension is modest in scale, projecting approximately 4.6m and remaining well below the main eaves and ridge height of the host dwelling. As such, it reads as a clearly subservient addition. Its simple form and use of vertical timber cladding provide a contemporary yet complementary contrast to the existing stonework, which is retained and locally made good, ensuring the overall composition remains coherent.

The introduction of the timber-framed carport and entrance porch are similarly lightweight additions, designed to appear ancillary to the main dwelling. Their siting, scale and use of natural materials are considered appropriate within the established residential context and do not appear overly prominent within the street scene.

The replacement of uPVC windows and doors with metal-framed units, together with the upgrade of the roof covering from concrete tiles to natural slate, represents a material enhancement to the appearance of the dwelling and contributes positively to local character. The associated landscaping works, including revised boundary treatments and additional planting, further reinforce the semi-rural setting and improve the relationship between the dwelling and its plot.

In response to concerns raised by the Parish Council in relation to surface water, the proposal incorporates a permeable gravel driveway, which represents an improvement over the existing situation and aligns with sustainable design principles. These works do not adversely affect the visual character of the area.

Overall, the proposal is considered to respect the scale, form and character of the host dwelling and its surroundings, resulting in a well-integrated and proportionate form of development.

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.

Loss of Light / Overshadowing

The proposed rear extension is single storey in scale with an overall height of approximately 3.3m and is set approximately 4.0m from the boundary with Southview. Due to its limited height and separation distance, the extension is not considered to result in any unacceptable loss of light or overshadowing to this neighbouring property. The siting of the development has been designed to ensure it remains well below the main ridge of the host dwelling and does not project unreasonably close to neighbouring habitable room windows.

The proposed carport, whilst taller due to its pitched roof form (approximately 5.0m ridge height), is positioned to the side of the dwelling and outside the 45-degree line from Lilac Cottage. Given this relationship and its open-sided design, it is not considered to materially affect light levels to the neighbouring property.

The proposed entrance porch is modest in scale and located on the front elevation, sufficiently removed from neighbouring habitable room windows. As such, it would not give rise to any loss of light or overshadowing.

Loss of Privacy

The proposal does not introduce any new first-floor windows or openings facing neighbouring properties. Existing window arrangements at first floor level are retained, with no intensification of overlooking. At ground floor level, the proposed openings are directed towards the application site's private rear garden. As such, the development would not result in any unacceptable loss of privacy to adjoining occupiers.

The proposed carport is open-sided and does not introduce any additional opportunities for overlooking. Similarly, the porch relates to the front entrance and does not include any features that would result in increased overlooking or loss of privacy to adjacent occupiers.

Overall, the development would not give rise to any unacceptable loss of privacy.

Overbearing Impact

Given the single-storey nature of the extension and its modest projection, the development is not considered to result in an overbearing or unduly dominant form of development when viewed from neighbouring properties. The extension remains clearly subservient to the host dwelling and is set away from boundaries such that it does not give rise to harmful enclosure.

The proposed carport is located to the side of the dwelling and is positioned outside the 45-degree line from Lilac Cottage, ensuring it does not adversely affect outlook or light. Its open-sided and lightweight design further reduces any perceived visual impact.

Concerns raised by the Parish Council relate to surface water run-off rather than residential amenity and are therefore addressed separately within the drainage assessment. No objections have been raised in relation to amenity impacts.

Overall, the proposal has been designed with appropriate regard to neighbouring relationships and is considered to preserve the reasonable living conditions of surrounding occupants.

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 application site is served by an existing vehicular access onto the village road, which is retained as part of the proposal. The development includes improvements to the access arrangement, including widening of the entrance and reconfiguration of the driveway layout to allow vehicles to manoeuvre within the site and exit in forward gear. This represents an improvement over the current situation in terms of highway safety and usability.

Adequate parking provision is maintained on site, including the retention of external parking areas and the addition of a carport. The level of parking provision is considered sufficient to meet the needs of the dwelling and accords with the Council's adopted parking standards. The layout also provides adequate turning space within the site, ensuring vehicles do not need to reverse onto the highway.

The Highway Authority has been consulted on the application and has raised no objections to the proposal, confirming that the development would not result in a detrimental impact on highway safety. No concerns have been raised by third parties in relation to traffic generation or parking.

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.

Landscape and Arboricultural Impact

Core Policies 50 and 51 of the Wiltshire Core Strategy seek to protect and enhance landscape character, biodiversity and important landscape features, including trees.

The proposal includes the removal of one tree (T6 – Cherry Blossom) and an existing laurel hedge, with compensatory planting proposed in the form of a new boundary tree line comprising approximately 20 trees along the northern boundary of the site. The remaining identified trees are to be retained.

During the course of the application, concerns were raised by the Council's Arboricultural Officer regarding the protection of retained trees during construction. In response, the applicant submitted an Arboricultural Method Statement, Tree Survey and Tree Protection Plan. The Arboricultural Officer was subsequently re-consulted and, following review of the submitted information, confirmed that they have no further objections, provided the development is carried out in accordance with the Arboricultural Method Statement dated 17 June 2026.

Subject to compliance with the submitted arboricultural documents, it is considered that the proposal would not result in unacceptable harm to retained trees and would preserve the established landscape character of the site. The replacement planting and wider landscaping enhancements would provide additional visual and ecological benefits.

The proposal therefore complies with Core Policies 50 and 51 of the Wiltshire Core Strategy.

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.

The development would be contained within the existing domestic curtilage and would not result in any encroachment into the wider countryside.

By virtue of its domestic scale, subservient design and location within an established residential plot, the proposal would not result in any significant adverse effects on the wider landscape character or scenic beauty of the National Landscape. The replacement of existing materials with natural slate roofing and metal-framed windows, together with the proposed landscaping enhancements and additional tree planting, would contribute positively to the appearance of the site. The proposed extension, carport and porch are all proportionate additions that would remain visually associated with the existing dwelling and would not adversely affect important views, landscape features or the character of the surrounding area. Having regard to the scale and nature of the development, it is considered that the proposal would not give rise to unacceptable landscape or visual impacts.

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.

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 application site is located within Flood Zone 1, which is defined as having a low probability of flooding. Given the scale and nature of the proposed householder development, a Flood Risk Assessment is not required.

The proposal includes the reconfiguration of the driveway and the introduction of a permeable gravel surface with a stabilising grid, which would allow for on-site infiltration of surface water and represents an improvement over the existing hardstanding. The increase in built footprint associated with the single-storey rear extension is modest and is not considered to result in a significant increase in surface water run-off.

Concerns have been raised by the Parish Council regarding local ground conditions and the potential for increased surface water run-off. Whilst these concerns are noted, the proposed use of permeable materials and retention of on-site drainage arrangements is considered appropriate for a development of this scale. There is no evidence to suggest that the proposal would result in increased flood risk either on-site or to downstream properties.

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.

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 and documents:

Location Plan; Received 18 March 2026

Existing Front Aerial View; DWG No.: 1986EDE-NDB-V0001 S2_P03; Received 24 March 2026

Existing Rear Aerial View; DWG No.: 1986EDE-NDB-V0003 S2_P03; Received 24 March 2026

Existing Section AA; DWG No.: SOVA240731 MBS SECTION AA; Received 24 March 2026

Existing East Elevation; DWG No.: SOVA240731 MBS EAST ELEV; Received 24 March 2026

Existing North Elevation; DWG No.: SOVA240731 MBS NORTH ELEV; Received 24 March 2026

Existing South Elevation; DWG No.: SOVA240731 MBS SOUTH ELEV; Received 24 March 2026

Existing West Elevation; DWG No.: SOVA240731 MBS WEST ELEV; Received 24 March 2026

Existing Ground Floor Plan; DWG No.: SOVA240731 MBS GF; Received 24 March 2026

Existing First Floor Plan; DWG No.: SOVA240731 MBS 1F; Received 24 March 2026

Existing Loft Plan; DWG No.: SOVA240731 MBS LOFT; Received 24 March 2026

Front Landscape Plan; DWG No.: 1986EDE-NDB-09002 S2_P04; Received 24 March 2026

Proposed Site Plan; DWG No.: 1986EDE-NDB-09001 S2_P04; Received 24 March 2026

Proposed Front Aerial View; DWG No.: 1986EDE-NDB-03001 S2_P04; Received 24 March 2026

Proposed Rear Aerial View; DWG No.: 1986EDE-NDB-V0004 S2_P04; Received 24 March 2026

Proposed Section AA; DWG No.: SOVA240731 MBS SECTION AA; Received 24 March 2026

Proposed Ground Floor Plan; DWG No.: 1986EDE-NDB-01001 S2_P04; Received 24 March 2026

Proposed First Floor Plan; DWG No.: 1986EDE-NDB-01002 S2_P04; Received 24 March 2026

Proposed East Elevation; DWG No.: 1986EDE-NDB-02001 S2_P04; Received 24 March 2026

Proposed South Elevation; DWG No.: 1986EDE-NDB-02002 S2_P04; Received 24 March 2026

Proposed West Elevation; DWG No.: 1986EDE-NDB-02003 S2_P04; Received 24 March 2026

Proposed North Elevation; DWG No.: 1986EDE-NDB-02004 S2_P04; Received 24 March 2026

Proposed Roof Plan; DWG No.: 1986EDE-NDB-01003 S2_P04; Received 24 March 2026

Topo Survey of Sheet (1 of 1 A1); DWG No.: SOVA240731 TOPO; Received 24 March 2026

Proposed Street Front Elevation; DWG No.: 1986EDE-NDB-02010 S2_P04; Received 24 March 2026

Design and Access Statement; Received 18 March 2026

Application Form; Received 18 March 2026

Arboriculture Method Statement; Received 17 June 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 unless otherwise stated on the approved plans.

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

4. The development hereby permitted shall be carried out in full accordance with the Arboricultural Method Statement prepared by Kit Owen BSc TechArborA and dated 17 June 2026. All tree protection fencing, ground protection measures and construction methodologies detailed within the approved documents shall be installed prior to the commencement of development and retained and implemented for the duration of the construction period. No excavation, storage of materials, level changes, vehicle movements, plant, machinery or other operations shall take place within the protected areas except in accordance with the approved Arboricultural Method Statement.

REASON: To safeguard retained trees and their root protection areas during construction, in the interests of visual amenity, landscape character and biodiversity, in accordance with Core Policies 50 and 51 of the Wiltshire Core Strategy.