

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03297
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Glen Avon Court, Hornbury Hill, Minety, Malmesbury, SN16 9QH
DESCRIPTION:	Roof-mounted solar panels and single-storey rear extension
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description was amended for precision on 29 June 2026 with the applicant's agreement. The application seeks planning permission for installation of 34 roof mounted solar panels to front and rear elevations and the erection of a single-storey rear extension. The extension would have render walls, a monopitched tile roof, bifolding doors and rooflights. It would measure approx. 7.3m wide, 2.25m deep, 2.55m eaves and 3.85m max height. It would create an open-plan kitchen/dining/lounge area internally.

SITE DESCRIPTION

The application site is a detached two-storey dwelling known as 1 Glen Avon Court. It has walls of reconstituted stone, a gabled tile roof, uPVC fenestration, an attached hipped-roof garage, and a rear garden. Its setting is characterised by the dwellinghouses, foliage and unsurfaced road of the rural lane. It is in the small village of Minety. Relevant land-use designations and constraints include North Meadow SAC 9.4km recreational buffer and a nearby public footpath (MINE42).

PLANNING HISTORY

N/12/03304/FUL – Demolition of Existing Dwelling and Erection of 3 Dwellings, Associated Vehicle and Pedestrian Access, Hard and Soft Landscaping (APPROVED WITH CONDITIONS 08/05/2013).

- Conditions 4, 5 and 6 – Restricts PD for extensions and external alterations, erection of detached outbuildings, and meanings of enclosure.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 41: Sustainable Construction and Low Carbon Energy (CP41)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Minety Parish Council – No objection (07/07/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 13 June 2026. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm,

materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The proposed extension would complement the existing built form in terms of its form and materials. Furthermore, it would clearly read as a subservient supporting addition by reasons of being sited on a rear elevation and single-storey scale.

The roof mounted solar panels would clutter the simple roofscape that characterises the surrounding area, but they would not appear a wholly incongruous addition to a modern dwellinghouse.

In line with Core Policy 41, there is an urgent need to support the retrofitting of existing buildings with renewable energy, among other things, to address the climate emergency.

The adverse visual effect of the solar panels would therefore be low. However, to protect the long-term visual amenity of the surrounding area, a condition is recommended to ensure they are removed when no longer required for energy generation as the environmental benefits that justify them would fall away in such circumstances.

The development would not harm the character or appearance of the dwellinghouse or local area. Subject to recommended conditions, it would satisfy the expectations of adopted design guidance and the requirements of CP57 of the Wiltshire Core Strategy.

Residential amenity

Core Policy 57 (vii) of the Wiltshire Core Strategy seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are Beechwood (north) and 2 and 3 Glen Avon Court (south).

The proposed extension would form a modest addition to the massing and bulk of the dwellinghouse, but it would not introduce overlooking, appear unduly overbearing or cause a harmful degree of overshadowing.

It is conceivable that the roof-mounted solar panels could cause a degree of glare in the right conditions, but this is unlikely to be a significant adverse nuisance to neighbour's amenity. Furthermore, they do not otherwise emit significant noise or other emissions and their visual effect on the amenity of neighbours would be low.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the Wiltshire Core Strategy.

North Meadow SAC

Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as the proposal does not create an additional residential unit.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:
Existing and Proposed Floor Plans and Elevations. 01. Received 4 June 2026.
Location Plan, Existing and Proposed Block Plan and Roof Plan. 03. Received 4 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 extension hereby permitted shall match in material, colour and texture those used in the existing building.

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

4. The solar panels hereby permitted shall be removed within 6 months following their last use for the purposes of energy generation and the roof surface shall be returned to its condition immediately prior their installation.

REASON: In the interest of protecting the long-term visual amenity of the area.

Informatives to the Applicant:

1. The applicant should note that no construction / demolition vehicle access may be taken along footpath MINE42 without prior consultation with the Rights of way Countryside Access Officer (rightsofway@wiltshire.gov.uk). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

The applicant should also note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way MINE42 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.