

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03566
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	The Paddocks, Murcott, Malmesbury, SN16 9EX
DESCRIPTION:	Oak-framed orangery extension and associated works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Amended plans to correct drafting errors were accepted on 14 July 2026 and the description of development was amended with the applicant's agreement on 16 July 2026 for precision only.

The application seeks planning permission for the erection of an oak-framed extension with associated works. The proposal would have limestone dwarf walls with oak framing and fenestration, and a flat roof with a lantern. It would measure approximately 8.23m wide, 5.13m deep, with a maximum height of 2.77m. Minor alterations to a first-floor dormer to the main dwellinghouse would be carried out in conjunction with the extension.

SITE DESCRIPTION

The application site is a detached dwellinghouse known as The Paddocks. It has walls of limestone rubble, gabled stone slate roofs, casement-style fenestration, and is surrounded by gardens. Its setting is characterised by its rural surroundings, including its abundance of foliage. It is in the open countryside of Crudwell Parish. Relevant designations and constraints include Flood Zone 1 and an area where there is a risk of flooding from surface water 1 in 100 + Climate Change (40%) and groundwater levels are either at or very near (within 0.025m of) the ground surface, a Tree Preservation Order (2017/00003/IND), and nearby priority habitat.

PLANNING HISTORY

N/88/02764/FUL - ALTERATIONS AND EXTENSION TO COTTAGE-ERECTION OF DOUBLE GARAGE AND IMPROVEMENTS TO VEHICULAR ACCESS (APPROVED WITH CONDITIONS 22/11/1988).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 67: Flood Risk (CP67)

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

Crudwell Neighbourhood Plan – Made May 2021 (CNP):

- Policy DD2: Design
- Policy IT1: Surface water and foul water drainage
- Appendix 1: Crudwell Design Guide

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:

Crudwell Parish Council - No responses received by close of consultation period or at the time of the case officer's recommendation.

Hankerton Parish Council – No responses received by close of consultation period or at the time of the case officer's recommendation.

Wiltshire Council's Arboricultural Officer – No responses received by close of consultation period or at the time of the case officer's recommendation.

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 22 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 (WCS) 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.

Policy DD2 of the Crudwell Neighbourhood Plan (CNP) requires that development be of a design quality that respects the character and distinctive appearance of the parish, having regard to the design guidance in Appendix 1 of the plan.

Appendix D of the Wiltshire Design Guide (WDG) sets out county-wide expectations for delivering well-designed householder developments, that they should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, 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.

Appendix 1 of the CNP advises, among other things, that extension and modifications to buildings should be made in proportion to the original and/or adjacent building and that architectural detailing and materials should match those which existing or complement them.

The Paddocks is an unusual dwellinghouse with an undulating roof form and its south elevation, which faces away from the road, bears most of its architectural features. Its original form is uncertain, but alterations have carefully interpreted the local vernacular and maintained its distinctiveness.

The proposed orangery is a considerable addition to the south elevation, which features a formalised elevational design of doorway beneath canopy porch and windows beneath stone arches, but these would not be obscured by the development.

The design combines complementary traditional materials, including stone walling and timber-framing, with the contrasting modern glazing and flat roof form. While the roof form sits uncomfortably with the guidance in Appendix D of the WDG, and Appendix 1 of the CNP which general expects traditional roof forms, the effect would not be to the detriment of the architectural character of the dwellinghouse.

A minor alteration is proposed to a first-floor dormer window in association with the proposed extension, which would be of little consequence to the dwellinghouse's elevational design.

The development would not harm the character or appearance of the dwellinghouse or local area. This is subject to conditions to control delivery of the design to an acceptable standard. Furthermore, it would satisfy the expectations of adopted design guidance and the requirements of Policy DD2 of the CNP and CP57 of the WCS.

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 dwelling to the application site is Midsummer Cottage, and it is otherwise surrounded by agricultural fields.

The extension is single-storey and contained within the site, well away from the boundaries of the curtilage. Furthermore, there is a considerable degree of separation from the nearest neighbouring dwellinghouse and intervening boundary features.

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 WCS.

Drainage and flood risk

Although the application site is wholly within Flood Zone 1, Wiltshire Council's Strategic Flood Risk Assessment (SFRA) identifies part of the site in an area of high risk of flooding from surface water and groundwater levels.

The application was supported by a site-specific Flood Risk Assessment (FRA) which identifies the main sources of flood risk and sets out proposed mitigation measures, compliance with which can be secured by condition.

The PPG¹ advises that minor developments, including householder development, are unlikely to raise significant flood risk issues. The development incorporates appropriate mitigation, but it is relevant that Part H of the Building Regulations would apply to ensure adequate site drainage. For these reasons, the development would not conflict with Policy IT1 of the CNP and CP67 of the WCS.

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:

Application Form. Materials. Received 5 June 2026.

Location Plan. Received 5 June 2026.

Proposed Block Plan. Received 5 June 2026.

Proposed Elevations. 99445/06. Received 14 July 2026.

¹ PPG, Paragraph: 051 Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

Proposed Ground Floor Plan. 99445/07. Received 14 July 2026.

Proposed Roof Plan. 99445/08. Received 14 July 2026.

Flood Risk Assessment. Mitigation measures. Received 15 July 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.