

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03963
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	East Meadow, Lea, Malmesbury, SN16 9PA
DESCRIPTION:	Remodelling of dwellinghouse, erection of boundary walls, alterations to vehicular access and associated works
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

The description of development was amended for precision on 27 July 2026 following discussion with the applicant. Additional information was also received during the lifetime of the application to address highways concerns. It was only necessary to renotify the highways team.

The application seeks planning permission for external alterations and extensions to remodel a dwellinghouse, erection of boundary walls, alterations to the existing vehicular access and associated works.

The remodelling would incorporate various external alterations, including alterations to the style and position of fenestration (engineered oak or aluminium), clad the external walls in natural stone and larch cladding, cover the roof in natural slate and add copings to gable ends. Decking would be installed to rear elevation.

Drystone boundary walls at 1m height would be erected along the site boundary. The existing access would be altered to provide an entry and exit arrangement.

SITE DESCRIPTION

The application site is a detached single-storey dwellinghouse known as East Meadow. It has render walls, a gabled interlocking tile roof, uPVC fenestration, a driveway and surrounding garden land bordered by timber fences. Its setting is characterised by the vernacular architecture and foliage of the immediate village street scene. It is in the small village of Lea. Relevant designations and constraints include the Lea Conservation Area, access via C-classified highway (30mph), public footpath (LECL3) opposite to west, and the adjacent former Zion Baptist Chapel to north has been identified as a non-designated heritage asset (NDHA).

PLANNING HISTORY

PL/2022/07941 - New roof tiles, external cladding of walls, new fenestration, new windows, boundary treatment and garden studio (APPROVED WITH CONDITIONS 15/09/2023).

Other relevant planning history

PL/2024/01159 - CONVERSION (CHANGE OF USE) FROM FORMER PLACE OF WORSHIP (F1) TO RESIDENTIAL DWELLING (C3) AND ASSOCIATED WORKS (APPROVED WITH CONDITIONS 10/05/2024).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 61: Transport and new development (CP61)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

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

- Policy NE14: Trees, site features and the control of new development

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

Lea Conservation Area Description – October 2005

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

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

Lea, Garsdon and Cleverton Parish Council – No objection (13/08/2026).

Wiltshire Council's Highways Team –

Comment, that the reconfiguration of the driveway that additional information, including swept path analysis and visibility splays, as well as amendments to the design, is required to demonstrate the access would remain safe for users and can function well (10/07/2026).

No objection, subject to conditions advising that the vehicle tracking appears to work and the visibility splay is acceptable (05/08/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 14 July 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.

Preliminary matters

The application follows the Local Planning Authority's (LPA) decision to grant planning permission in 2023 under reference PL/2022/07941 for the remodelling of the dwellinghouse and associated development.

The proposed development is similar to the approved scheme, albeit it no longer includes the detached outbuilding and instead seeks to alter the access.

The approved scheme remains extant and provides a weight benchmark against which to assess the development, particularly the remodelling of the dwellinghouse.

Design and local character and appearance, with particular regard to the conservation area and other heritage assets

CP57 and CP58 of the Wiltshire Core Strategy (WCS) together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or

townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Appendix D of the Wiltshire Design Guide (WDG) 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.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places and advises that substantial weight should be given to compliance with relevant development plan policies when assessing design quality. HE1 to 10 sets out a framework for assessing and securing the conservation of heritage assets.

East Meadow is a 20th century bungalow within a wedge-shaped plot. It is in the Lea Conservation Area (LCA) but makes a neutral contribution to its character and appearance.

It is a duty under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of LCA, which can partly be discerned from the combination of its rural settlement form, protected and historic buildings and features, and its significant foliage and open spaces.

The proposed remodelling would compressively change the external appearance of the dwellinghouse. The use of natural stone cladding and natural slate roofing, with coped gables referencing the adjacent chapel, is well considered and would respond positively to the local vernacular. Larch cladding and the altered fenestration style would provide a contemporary edge, complementing the overall design.

The proposed boundary walls would replace the existing fences, which detract from the street scene. The effect would provide a locally distinctive interface with the street scene, enhancing the character and appearance of the LCA.

Trees within the site would be retained, while a 2m high hedge would be removed. However, the loss of foliage would be compensated by proposed native hedge planting. Furthermore, although the altered access would be appropriately detailed with modest openings.

Adjacent and to the north of the site is the former Zion Baptist Chapel, which the Local Planning Authority has previously identified¹ as a non-designated heritage asset (NDHA). Its significance derives primarily from its architectural and historic interest, and its communal value, as a vernacular 19th century former non-conformist place of worship.

Although the application site and chapel have strong inter- and co-visibility, the development would provide a more locally distinctive response than the existing situation without any considerable increase in massing or bulk. For these reasons, it would not harm the significance of the NDHA thereby preserving its setting.

For the reasons given, the development is acceptable in design terms and would not harm the character or appearance of LCA or the significance of nearby heritage assets through change within their setting. Subject to conditions to control delivery of the design to an acceptable standard, it would satisfy the expectations of adopted design guidance and the requirements of CP57 and CP58 of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and HE4, 5, 6, 7 and 9 of the NPPF, in so far as they are relevant to achieving well-designed places, assessing design quality and conserving the historic environment, and would not therefore lead to different conclusion.

Residential amenity

Core Policy 57 (vii) of the WCS 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.

DP3 and 4 of the NPPF sets out principles for achieving well-designed places, including liveability by ensuring their function well over the lifetime of the development. P3 advises that developments should be appropriate for their location taking into account likely effects on living conditions from air, noise and light pollution, among other things.

Appendix D of the WDG 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.

¹ See PL/2024/01159

The closest neighbouring dwellings to the application site are Rushcroft House and Pinnells Cottage. It is relevant that the adjacent former Zion Baptist Chapel has planning permission for residential conversion.

The development would comprehensively alter the external appearance of the dwellinghouse, but its massing and bulk would not be considerably different. Fenestration would be altered, albeit in positions reflecting locations of existing fenestration.

There is presently considerable separation between dwellinghouses in the area, which would not be materially altered. The development would not appear unduly overbearing or obtrusive to neighbours nor cause any considerable worsening of overshadowing. Furthermore, it would not introduce fenestration where the existing baseline of overlooking would be materially worsened.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land, particularly in terms of privacy, outlook, and overshadowing. Furthermore, it would satisfy the expectations of adopted design guidance and the aims of CP57 (vii) of the WCS.

The development plan remains broadly aligned with the national guidance at DP3 and 4 and P3 of the NPPF, in so far as they are relevant to design and living conditions, which would not therefore lead to different conclusion.

Highway matters

The development does not affect the bedroom quantum of the site, but it would alter the access to form an in/out arrangement. This includes alterations to the highway, which are outside of the site area and subject to approval by separate licencing controls.

Following initial concerns from Wiltshire Council's Highways Team (WCHT), the applicant provided a swept path analysis and visibility splays. The proposed layout would provide parking and turning space for two-vehicles, which is below the number required to comply with adopted parking standards, but this would be no different from the existing situation.

WCHT are satisfied that the submitted details would ensure the development provides safe means of access and egress from the classified highway. The raise no objection subject to conditions, all of which meet the tests but have been reworded slightly for precision.

The development would have acceptable effects on highway safety and would not, therefore, conflict with the aims of CP57 (xiv), CP61. CP62 or CP64 of the WCS.

The development plan remains broadly aligned with the national guidance at TR3, 4 and 6 of the NPPF, in so far as they relate to access and highway safety, and would not therefore lead to different conclusion.

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. EM.01B. Receive 23 June 2026.

Proposed Elevation. EM.02D. Receive 7 July 2026.

Location Plan, Block Plan and Existing and Proposed Site Plans. EM.01E. Receive 27 July 2026.

Parking Layout and Vehicle Tracking. 2626DWG-01. Received 4 August 2026.

Access Visibility Splays. 2626DWG-02. Received 4 August 2026.

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

3. Notwithstanding the details and materials shown on the approved plans, the slate roof tiles, stonework and larch cladding shall be a natural material only and retained as such thereafter.

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

4. The natural larch cladding material hereby approved, shall remain untreated and left to weather naturally.

REASON: In the interests of preserving the character and appearance of the conservation area.

5. The access hereby permitted shall be first brought into use until the visibility splays have been provided in accordance with approved plan No. 2626DWG02 with no obstruction to visibility at or exceeding a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction for the life of the development.

REASON: To ensure access and egress free from obstructions to visibility, in the interests of highway safety.

6. Notwithstanding the approved plans, the access hereby permitted shall not be first brought into use first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such for the life of the development.

REASON: To prevent loose material from entering the highway, in the interests of highway safety.

7. The access hereby permitted shall not be first brought into use until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water, in the interest of highway safety.

8. The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

Informatives to Applicant:

1. The application involves the creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.