

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04141
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	41 White Poplars, Malmesbury, SN16 0FU
DEVELOPMENT DESCRIPTION:	Single storey rear/side extension and front porch
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey extension to this single storey property, together with an open porch on the front elevation.

The main extension would be located on the northeastern corner of the property and project at approximately 45° to the host dwelling. This small extension would have a flat roof and fenestration on all three sides. The side elevations, which face southeast and northwest would be clad in vertical timber cladding, whilst the northeastern elevation would comprise natural stone cladding with a stone capping along the top. At its highest, the structure would measure approximately 3.5m. This area would provide for additional habitable accommodation to the living, kitchen and dining area.

The porch on the front, southern elevation, would comprise an open structure set on timber structs and with a tiled canopy roof. The angles of the roof would match that of the small, gable end detail in this location.

SITE DESCRIPTION/CONTEXT

The application site lies at the eastern end of a small residential turning, known as White Poplars. This small estate is characterized by single storey properties at the eastern end, with open rural land to the east. The entrance into this location taken through Storey Mews which is accessed from the A429. Storey Mews lies within the designated settlement boundary of Malmesbury, with most of the properties in White Poplars lying outside but directly adjacent to this boundary.

There are no other known constraints on this site.

PLANNING HISTORY

Proposal / Summary
ENQ/2026/00487 - PD Enquiries Decision - PD Rights Removed Date: 16/3/2026 – PERMITTED DEVELOPMENT RIGHTS CHECK ONLY
16/11603/OUT - Outline Planning Decision - Approve with Conditions Date: 10/5/2018 – Erection of up to 59 dwellings, a warden's flat/office/guest accommodation, communal

building, roads, car ports & garages, footpaths, amenity space, landscaping, off-site highways improvements, means of access together with the demolition of a property kn
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PL/2021/04960 - Approval of reserved matters Decision - Approve with Conditions Date: 14/2/2022 – Erection of 29 dwellings with associated garages and parking, open space, landscaping, roads and footpaths. Following Outline planning permission 16/11603/OUT.

PL/2021/06099 - Approval of details reserved by a condition Decision - Approve Date: 6/8/2021 – Discharge of condition 8 on 19/07095/REM
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PL/2021/10142 - Approval of details reserved by a condition Decision - Approve Date: 14/2/2022 – Discharge of conditions 4, 7, 8, 10, 12, 17, 18, 19, 22, 23, 24, 25 of 16/11603/OUT
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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

Malmesbury Neighbourhood Plan: Made 2015

Volume II Design Guide: Objective 8.1 Development must make a positive contribution towards the distinctive character and form of the town as a whole and relate well to its site and surroundings.

Wiltshire Design Guide:

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF). Aug 2026

S3: Presumption in Favour of Sustainable Development

S5: Principle of Development outside Settlements

TR3: Locating Development in Sustainable Locations

DP3: Key Principle for Well Designed Places

L2: Making Effective use of Land

P3: Living Conditions and Pollution

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

St Paul Malmesbury Without Parish Council: No objection

WC Archaeology: No comments to make

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

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

WC 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 proposal represents a modest addition to this single-storey dwelling. The flat-roofed side/rear extension is considered acceptable in design terms and would be viewed in the context of the host dwelling, thereby limiting its visual impact on the wider area. Furthermore, there are no public rights of way across the fields to the east of the site, and Nos. 41 and 19, which is located opposite the dwelling, are the final two properties within this short cul-de-sac.

The single-storey extension is positioned at a 45-degree angle to the principal elevation of the dwelling, creating an unusual relationship with the main house. Whilst this arrangement is not characteristic of a conventional domestic extension, its siting and design are considered acceptable in this instance. The angled form breaks up the overall massing of the development, creating visual interest and contributing positively to the architectural character of the property. As a result, the extension is regarded as a distinctive design feature that enhances the appearance of the dwelling rather than detracting from it.

The porch to the front (southern) elevation is considered an acceptable addition, its open structure does not result in visual clutter and its roof form has a pleasing correlation to the gable end element on which it is sited.

Subject to a condition to ensure that the development is carried out in accordance with the details and materials submitted, the development is considered acceptable.

Taking the above into account, the scale, design and siting of the proposed extensions are considered sympathetic to the host dwelling and its surroundings. The proposal is therefore considered to accord with the design principles of Core Policy 57 of the Wiltshire Core Strategy, the guidance contained within Appendix D of the Wiltshire Design Guide and National Policy S5(1)(c).

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.

Policy P3 of the NPPF requires development to contribute positively to the creation of healthy, safe and inclusive places. In particular, Policy P3(b) seeks to ensure that development provides a high standard of amenity for existing and future users and safeguards the reasonable living conditions of neighbouring occupiers. In assessing amenity impacts, regard should be had to matters including privacy, outlook, daylight and sunlight, overbearing impacts, noise and disturbance, and the overall quality of the living environment created by the development.

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.

Due to the discrete location of the proposed rear/side extension, distant from any neighbouring dwelling and its single-storey, flat roof design, the development is not considered to result in any significant increase upon the amenity of adjacent neighbouring occupiers, over that which can already be undertaken in a domestic property and its private amenity space. The proposed porch is similarly not considered to result in any significant impact upon neighbouring occupiers.

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 development would not add to the quantum of bedrooms and therefore the proposed development would not result in any adverse impact on highway safety. Adequate parking and

turning provision are 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.

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.

Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, character and appearance, and would not result in any unacceptable harm to the amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of highway safety, ecology and biodiversity.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. As such, the application is recommended for approval, subject to conditions.

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, all received on 02 July 2026:

Application Form

2614_001. Location Plan, Block Plan, Survey Plans, Existing Floor Plans and Elevations

2614_1101 Proposed Plans, Proposed Block Plan, Proposed Floor Plans and Elevations

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

3. WB5 Materials to be as stated on the plans hereby approved.