

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04009
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Tenon House, Harpers Lane, Malmesbury, SN16 0BY
DEVELOPMENT DESCRIPTION:	Single storey extension to rear elevation
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single-storey extension set on the rear elevation of the property and which would extend the kitchen area only. The extension would project approximately 3.7m deep and be 5m wide. In this location the existing kitchen already projects by way of a gable end detail and the extension would match the width of that element. The proposed height of the flat roof would be approximately 3m with a low profile roof light projecting a small distance above that.

Fenestration is proposed on all three sides of the extension and matching materials in the form of stone blockwork, brick quoin corners and anthracite coloured fenestration is proposed.

The development would provide for an extended kitchen area only.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached, two storey property set within the settlement boundary of Malmesbury. The property is a modern dwelling, which was built at the same time as Ashlar House which lies to the south and both dwellings are of a bespoke design, responding to the site constraints and changing land levels.

Set within the designated Malmesbury Conservation Area, there are older, listed buildings within the vicinity of the site. Harpers Lane is a small turning which provides access to a few properties only and which provides access to the River Avon at the southern end.

PLANNING HISTORY

Proposal / Summary
18/06905/FUL - Rest And Be Thankful Harpers Lane Malmesbury SN16 0BY - Full planning permission Decision - Approve with Conditions Date: 9/11/2018 – Redevelopment of Woodworks site, demolish sub standard Industrial buildings and replace with 2 dwellings
20/05315/FUL - Former Woodwork Yard at Rest And Be Thankful Harpers Lane Malmesbury Wiltshire SN16 0BY - Full planning permission Decision - Approve with

Conditions Date: 16/9/2020 – Redevelopment of Woodworks Site (amended scheme), Demolish Industrial Buildings and Replace With 2 Dwellings
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20/08921/DOC - Former Woodwork Yard At Rest and Be Thankful Harpers Lane Malmesbury Wiltshire SN16 0BY - Approval of details reserved by a condition Decision - Approved Date: 29/1/2021 – Discharge of Conditions of 3, 4, 5, 7, 9 and 10 of 20/05315/FUL

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 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Malmesbury Neighbourhood Plan Made February 2015

Volume 2 – Design Guide Task 8.1 Development must make a positive contribution towards the distinctive character and form of the town and relate well to the site and surroundings.

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Malmesbury Town Council: No objection

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.

Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The proposed extension would project from the rear elevation of the host dwelling and would be of a simple, subordinate design with a flat roof. The extension would be constructed using materials to match and complement the existing dwelling, ensuring a cohesive appearance.

Owing to its single-storey scale, modest height and position to the rear of the property, the extension would not appear unduly prominent or result in harm to the character or appearance of the host dwelling or the surrounding area. The proposal would therefore accord with relevant design policies of the Development Plan.

Albeit there is access to the dwelling to the rear of the site, which runs along the northern side boundary, there would be limited views of the development from the wider public realm.

A condition to ensure that the development is carried out in accordance with the proposed plans and materials is considered appropriate and necessary and can be appended to any subsequent grant of permission.

The Malmesbury Town Council have not raised any objection and having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the NPPF.

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 National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

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.

The nearest dwelling to the site of the proposed development, is Ashlar House which is set to the south of the site and which is topographically lower than Tenon House. Whilst the garden of Tenon House is not considered particularly deep and the proposed development would project into that space; Ashlar House has its garage between the main dwelling and the rear boundary of the application site. As such, there is not considered to be any significant increase in overlooking, loss of privacy or outlook over that which can already take place between the two properties.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

The site is set firmly within the designated Malmesbury Conservation Area and there are Grade II listed buildings within the vicinity of the site. However, the development of the two dwellings on this former industrial site are modern 21st century properties and this small extension is not considered to detract from the character and appearance of the site or the setting of the heritage assets. As previously advised, there would be very limited views of the development from the public realm, and the design and matching materials would help assimilate the development with the host dwelling.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area and setting of the nearby listed buildings. It would not result in harm to the significance of any heritage assets.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

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 any other material planning considerations.

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;

Application Form. Received on 25 June 2026

Location Plan. Received on 16 July 2026

Proposed Site Plan. Received on 17 July 2026

1400016. Existing Elevation and Floor Plans. Received on 10 July 2026

1400016. Proposed Elevation and Floor Plans. Received on 10 July 2026

1400016. Proposed Side Elevations. Received on 10 July 2026

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

3. WB5 Materials to Match