

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04588
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 White Poplars, Malmesbury, SN16 0FU
DEVELOPMENT DESCRIPTION:	Erection of a wooden frame, single-storey garden room (insulated with external fireproof cladding and single pitched roof) to include a sitting and dining space.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a wooden frame, single storey garden room within the rear garden to provide a sitting and dining space. The application is submitted using Householder application forms.

The extracts below demonstrate the proposed appearance of the garden room, together with its proposed location:



Proposed Front, Side and Rear Elevations



Proposed Location of Garden Room

The garden room is proposed to be erected within the SW corner of the rear garden. The free standing open fronted structure would enable the creation of an outdoor sitting and dining space and would be a flat roof structure constructed on a wooden frame with horizontal 'plank boards' to the rear and side walls, finished with a dark grey rubberized insulation roof covering. The footprint of the garden room would be an irregular 'dog leg' arrangement, partially due to the angle of the rear boundary to the garden. The garden room would also incorporate high-level narrow horizontal windows to the rear (west) elevation.

SITE DESCRIPTION/CONTEXT

The site known as 8 White Poplars is a detached two storey double fronted property situated within a modern residential development in Malmesbury, accessed via the A429. The property fronts the road with an integrated garage to the western elevation, which is set back from the road enabling off-road parking fronting the structure. The property is a pitched roof, double fronted building with small gables to the front elevation above the first floor windows and solar panels to the front and rear roof slopes. To the side elevation is an attached single storey garage that is set back from the principal elevation, whilst the rear of the build features a two storey projecting gable.

Additionally, a recent planning permission enabled the extension to an existing single storey section of the dwelling. There is a moderate sized rear garden which backs onto mature and established planting beyond which also wraps around to the eastern boundary. The main building is constructed from Cotswold stone, (which is the overarching construction material throughout the local vernacular), with dark grey slate tiles to the roof and white UPVC windows and doors. The surrounding area is characterised by detached dwellings of similar style and appearance with open frontages.



The application site is subject to the following planning policy constraints:

- Countryside Character Area – Avon Vales
- Historic Building Sites and Monuments Records – Ridge and Furrow SE of Malmesbury
- Groundwater Emergence – No Risk
- Archaeology Monument Lines- Medieval/Post Medieval Ridge and Furrow SE of Malmesbury

PLANNING HISTORY

Proposal / Summary
PL/2026/00726 - Householder planning permission Decision - Approve with Conditions Date: 18/3/2026 – Rear single storey extension to existing single storey portion of dwelling

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping

Malmesbury Neighbourhood Plan:

- Volume I Policy 13: High Quality of Design
- Volume II: Design Guide

Wiltshire Design Guide: • Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Policy DP3: Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy P3: Living Conditions and Pollution
- Policy L2(d)(ii): Making Effective use of Land

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

St Paul Malmesbury Without Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations 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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Policy 13 within Volume I of the Malmesbury Neighbourhood Plan states that The Neighbourhood Plan Design Guide (as set out in Volume II of the Plan) should be taken into consideration in all developments to ensure a high quality of design that respects the specific character of Malmesbury Town and the surrounding area, whilst both Policy 13 and Volume II of the Plan take forward the objective of the Core Policy 57 of the Wiltshire Core Strategy to enhance local 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 Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development

During the assessment, a site visit was conducted to the property in order to view and assess the site, as well as the neighbouring boundaries and surrounding area.

The proposed garden room would represent a modest outbuilding which would integrate comfortably within the rear garden, with the overall footprint, scale and bulk considered proportionate for its placement within the rear amenity space. Whilst the rear garden is moderately sized, the building positioned within the SW corner would not result in a cramped or over developed appearance, still enabling sufficient rear amenity space to serve a dwelling of this size. The flat roof form of the garden room would help to lessen its dominance within the rear garden, thereby not resulting in an overtly dominant built form when viewed from within the context of the dwelling and its setting. Whilst timber is divergent from the material palette of the main building, it is not considered to result in an unsympathetic appearance within this setting.

Overall, the proposed extension responds positively to the established character of the building and surrounding area, and does not give rise to an overdeveloped or incongruous appearance. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Volume I (Policy 12) and Volume II of the Malmesbury Neighbourhood Plan, Appendix D of the Wiltshire Design Guide and the relevant provisions within the NPPF.

Residential 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 properties in close proximity to the application site are 6 and 10 White Poplars, to the west and east respectively. During the site visit, the neighbouring boundaries were observed.

The proposed garden room would be of a single storey scale with a flat roof design, both of which would help to minimise its overall visual presence within the site and reduce the perceived dominance of the structure, particularly in relation to the shared boundary with No. 6. Although the building would be sited close to this boundary, its limited height is not considered to exceed the existing boundary treatment to such an extent that it would appear overbearing, incongruous or unduly dominant when viewed from the neighbouring property. The proposed fenestration is limited to a series of narrow, high-level horizontal windows within the rear (west) elevation, the primary purpose of which is to provide natural light to the garden room. As these openings are positioned at a high level and are of a restricted form, they would not afford direct views towards No. 6 and would therefore not give rise to unacceptable overlooking or loss of privacy. Furthermore, by virtue of the modest scale and siting of the garden room, the proposal is not considered to result in any significant overshadowing, loss of light, overbearing effects or other adverse impact upon the living conditions of the occupants of No. 6.

With regards to No.10, the proposed structure would not be positioned in closer proximity to the boundary, thereby respecting the established separation distances between the built form which are considered sufficient to mitigate against any overshadowing or loss of light. No fenestration is proposed which would overlook the boundary with No.10, thereby not resulting in increased overlooking. Collectively, these factors are considered to help mitigate against any adverse impacts on the residential amenity of the occupants of No.10.

Overall, it is considered that the proposed works will not result in unacceptable impact to the residential amenity to the adjoining neighbours and no objections have been received, and

therefore it is considered that the proposal accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

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.

CONCLUSION

By reason of the scale, design and proposed materials, the proposed development is considered to be a sympathetic and proportionate addition to the rear of the dwelling. The proposed structure is in-keeping with the existing character and appearance of the dwelling and would not result in unacceptable visual impact or an incongruous appearance, nor would it result in unacceptable visual impact to the character of the locality. The proposed development is not considered to result in loss of light or increased overlooking to the neighbouring properties, with the existing separation distances considered sufficient to mitigate against any overbearing effects. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, Volume I (Policy 13) and Volume II of the Malmesbury Neighbourhood Plan, the Wiltshire Design Guide and the relevant provisions within the National Planning Policy Framework.

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:

379/101 – Location Plan, Existing and Proposed Block Plans and Proposed Elevations received 13.08.26

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