

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04732
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	18 White Poplars, Malmesbury, SN16 0FU
DEVELOPMENT DESCRIPTION:	Rear extension and extension to parking area
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single-storey extension to the rear elevation of the dwelling and an extension of the existing driveway to accommodate one additional vehicle.

The development would extend an existing gable-end projection by matching the width, height, ridge and eave heights, with an additional depth of approximately 3.5m. A further flat roof section would be included on the western side elevation of the entire projection, approximately 1.5m wide, resulting in a total width of 5.7m.

Matching roof tiles are proposed, and the elevations would comprise matching stone blockwork. For fenestration, the rear (southern) elevation would be fully glazed, with the glazing wrapping around the south-western corner. Two high-level, slit windows are proposed on the eastern side elevation, with two roof lights in the western roof slope of the proposed extension. The enlarged parking forecourt would utilise matching block pavers

The development would provide only an enlarged kitchen and dining area.

SITE DESCRIPTION/CONTEXT

No 18 White Poplars is a single-storey dwelling at the eastern end of this small cul-de-sac, characterised by single- and two-storey dwellings built in a similar architectural style and palette of materials. While it sits within the residential confines of Malmesbury, White Poplars and the properties it serves lie outside the defined settlement boundary, with open land to the east and south of the site.

There are no other known constraints on this site.

PLANNING HISTORY

Proposal / Summary
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.
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
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

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 February 2015

Volume 1 – Main Body

Volume 2 – Design Guide

Wiltshire Design Guide

Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION RESPONSES

Parish/Town Council: No objection

WC Highways: 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 application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

The Malmesbury Neighbourhood Plan, Volume II requires the design of development to make a positive contribution towards the distinctive character and form of the town and relate well to its site and surroundings.

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.

In this instance, due to the orientation and siting of the dwelling on the site, there would be limited views from the public realm. There are no adjacent rights of way across the adjacent field and whilst there may be some views from along western end of White Poplars, the development would be seen in context with the existing built form on the site and within this small development of residential properties.

The matching materials would help assimilate the enlarged gable end projection and blockwork driveway into the site and setting. A condition to ensure that the development is undertaken in accordance with the submitted plans and palette of materials is considered appropriate and necessary and can be appended to any grant of permission.

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.

As the existing property and the proposed extension are both single storey, it is not considered that there would be any significant loss of privacy, overshadowing or outlook over that which can already take place on adjacent neighbouring occupiers. Whilst No 18 is not parallel to the adjacent dwelling at No 16 White Poplars, the additional development and glazing is not considered to result in any significant inter-overlooking to justify a reason for refusal in this instance.

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.

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 transport policies of the NPPF seek to ensure that development provides safe and suitable access for all users and that any impacts on highway safety are appropriately considered.

As the proposal would provide for an additional frontage parking, the Council's Highway Engineers were consulted. However, as there are no additional bedrooms planned, and no proposals to alter the existing access arrangements, there is no objection from that service.

However, it is considered prudent to add an Informative to any grant of permission, advising the applicant of the process and responsibilities in relation to any additional drop kerb vehicle crossing.

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 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, all received on 28 July 2026

Application Form

MH/AP/002 Location Plan, Existing and Proposed Block Plans.

MH/AP/001. Existing and Proposed Floor Plans and Elevations.

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

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

Informative

The application involves an extension to the existing frontage parking. Please note that 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.