Poulsom

Poulsom Architectural Design and Planning Services

05 November 2023

Development Management
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Sir/Madam,

Retrospective application for single storey rear extension

9 Sarum Avenue, Melksham, Wiltshire, SN12 6BL

Please find enclosed an application for full planning permission relating to the above development. The submission includes (all submitted electronically unless stated):

- This covering letter;
- Relevant forms and certificates;
- Site location plan;
- All necessary indicative elevations and plans;

The site is located within the well-established 'Morgan estate', to the south of the town of Melksham. The property is an extended semi detached dwelling, amongst similarly designed properties, many of which have also been altered in myriad ways.

Site History
The site has been subject to several planning applications, the most recent was granted in 2020 (reference: 20/05189/FUL), which included a full width rear extension, projecting a total of 6m from the rear wall of the host dwelling.

Within the Officer Report neighbour amenity was assessed, with the Case Officer confirming that the neighbour to the south (no.11) *"would experience some overbearing as a result of the proposal as the 45 degree test in plan form and elevation would be marginally exceeded."* The Officer concluded that *"this overbearing impact would not be to a substantively harmful level to warrant a refusal."*

The Proposal
The proposal seeks to further extend to the rear on a single storey basis, for a Prayer Room which is 6m in depth along the southern boundary. This new extension does not extend the full width of the property, only being 3m in width. The extension is 2.5m to eaves, and 2.8m to the roof.

The extension is to the rear and in the elevational hierarchy, this is lower in terms of importance. The design incorporates the usage of a flat roof with rendered elevations, again, due to this being at the rear of the property, this is less impactful than if the material was used on a front or side elevation.

Impact on Neighbour Amenity

It is acknowledged by our client that the extension may have an impact on no.11 Sarum Avenue. Although it is important to consider the potential fallback position and what could be constructed under the provisions of The Town and Country Planning (General Permitted Development (England) Order 2015.

Class E of the aforementioned legislation allows for the construction of outbuildings, amongst other structures, within the curtilage of a property. The proposal is within 2m of a boundary, and therefore under Class E, a structure that was 2.5m in height and no larger than 189m^2 (50% of the curtilage) would be Permitted Development. Theoretically therefore, the applicant could construct a long narrow building along the entire length of the boundary with no.11 and this would be more detrimental to neighbour amenity than what is being proposed here. It is accepted that the extension is currently 300mm taller than what is permitted for Class E within 2m of a boundary, however should this application be refused, the client could construct something materially more detrimental and this potential fallback is a material consideration.

Conclusion

In the consent granted from 2020, the Officer acknowledged that the extension would have an impact on neighbouring properties, but this was assessed as not being sufficient to warrant a refusal. Given the fallback position and what the client could do without obtaining planning consent, it is considered that this scheme, whilst affecting the neighbour to the south, would be less impactful and to provide some security to neighbouring properties, it is recommended that the Permitted Development Rights for this property are withdrawn as part of an approval.

I trust that the application will meet with your support and result in a favourable recommendation in due course. Please contact me if you require any further information at any stage of the application process, and I would be grateful for an update once you have had a chance to review the application.

Yours sincerely

Poulsom Architectural Design Services

POULSOM ARCHITECTURAL AND PLANNING SERVICES
35 CURTIS ORCHARD, BROUGHTON GIFFORD, MELKSHAM, SN12 8PX
EMAIL: ENQUIRIES@POULSOM.CO.UK
REGISTERED COMPANY NUMBER: 13163851