PLANNING STATEMENT for

A HOUSEHOLDER PLANNING APPLICATION at

78 SANDRIDGE ROAD

MELKSHAM

SN12 7BS

CONTENTS

1. INTRODUCTION 3
2. SITE DESCRIPTION 4
3. THE PROPOSAL 5
4. PLANNING POLICY 6
5. CONCLUSION 7

Report Prepared by	iPlans
Date	05/01/2024

1. Introduction

1.1 iPlans has been instructed by Richard Aylward to submit a householder planning application for a single storey side structure for car parking and workshop and part single storey side, part two storey rear extension.

1.2 A pre-app service was attempted however it states that this service is not available to householder enquiries unless it is a listed building.

1.3 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 78 Sandridge Road, Melksham, SN12 7BS accommodates a detached property.

2.2 Photograph below show the front elevation of the dwellinghouse.



2.3 Planning history for this site includes the following applications:

2.3.1 19/02615/ADV - consent to display an advertisement

2.3.2 17/00686/FUL - change of use of two storey domestic garage to use as a private and commercial office, storage and work area

2.3.3 W/94/00436/FUL - domestic garage/workshop

2.4 The property is brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a single storey side structure for car parking and workshop and part single storey side, part two storey rear extension.

3.2 The single storey side structure on the left elevation will measure 15830mm deep from front to back. The existing roof to the front will remain but the plastic roofing will be removed. The new side roof will be mono-pitched and the section projecting beyond the rear will have a pitched roof. There will be 3x roof window. There will be a double door to the rear elevation and a single door and window to the right elevation. This area will be used as car parking and workshop to the rear.

3.3 The existing workshop, dining room and utility structure to the right and rear extension will be renovated. The existing workshop to the right side is brick built with an insulated, tiled roof. The proposal will make it fully insulated and plastered and the floor will be levelled. The additional extension to this side will be wood built and will house a sauna. The central section will extend approximately 1m deeper than the existing rear building line. There will be a bi-folding door and window to the rear elevation. Where it remains single storey, it will have a mono-pitched roof with 2x roof window as well as a small section being pitched where it projects beyond the rear building line. The first-floor element will be located beyond the rear building line of the main dwellinghouse. It will measure 4000mm deep. There will be a Juliet balcony and window to the rear elevation. It will have the same roof design as the main roof with a small section being a crown roof. There will be a roof window on the right plane of the main dwelling roof.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Sandridge Road without affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Core Strategy, Draft Wiltshire Design Guide and Joint Melksham Neighbourhood Plan has been consulted as part of this planning application.

4.2 Policy 57 of the Core Strategy states that a high standard of design is required in all new development including extensions, alterations and change of use of existing buildings. They need to have regards to the compatibility of adjoining buildings and users, the impact on the amenities of existing occupants and ensure that appropriate levels of amenity are achievable.

4.3 Appendix D of the Draft Wiltshire Design Guide is regards to householder extensions. It states that proposed extensions should normally respect and reflect the form, scale, materials with the original building and area. The proposed extensions and alterations should not dominate the existing building: in other words, they should be subservient and appear as additions in a 'supporting' role. Extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties. Extensions should fit into the general street scene e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.

4.4 Policy 18 of the Joint Melksham Neighbourhood Plan is regards to locally distinctive, high quality design. It states development proposals that contribute positively to the conservation, enhancement and extension of the quality and local distinctiveness of Melksham will be supported.

5. Conclusion

5.1 The proposal is for a single storey side structure for car parking and workshop and part single storey side, part two storey rear extension.

5.2 A pre-app service was attempted however it states that this service is not available to householder enquiries unless it is a listed building hence the submission of this application.

5.3 The proposed two storey element is kept to the rear building line of the detached property and as such the first floor is kept away from the boundary lines. This will be brick built with tiled roof. It will extend approximately 1m further than the existing rear building line and will not have impact to the neighbouring amenity levels in terms of impacting daylight and sunlight to a habitable room.

5.4 The proposed side structure to the left will not be used as living accommodation. It will remain as car parking but under a secure structure with roof. The workshop element projecting into the rear garden will be built from wood. The current plastic roofing along the side will be removed. The proposal will not encroach into the garden as much as the current roofing structure which extends down to the end of the garden.

5.5 The neighbouring building on the left side is a supermarket. The depth of the proposed single storey on the left side will therefore not impact a habitable room.

5.6 On the right side, there will be slight increase in depth along the boundary than existing but not to the point that it will have significant impact to the amenity level of the neighbouring property in terms of loss of light to a habitable room or appear overbearing.

5.7 I therefore would hope you consider this application for approval.