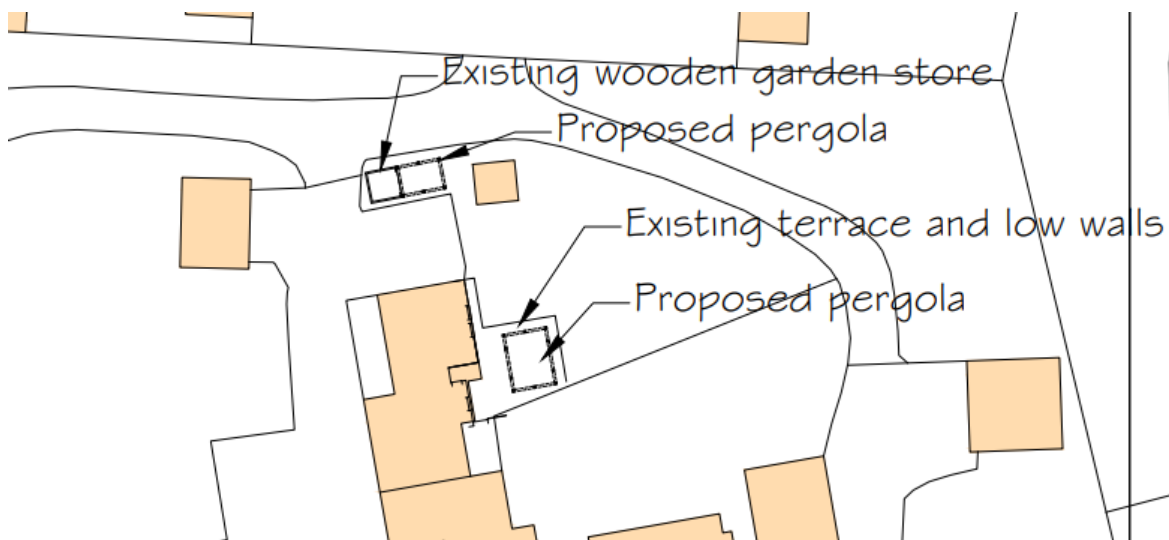


# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

|                          |                                                                   |
|--------------------------|-------------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2025/08849                                                     |
| APPLICATION TYPE:        | Householder planning permission                                   |
| SITE ADDRESS:            | Butlers Quarter, Longleaze Lane, Melksham,<br>Wiltshire, SN12 6QJ |
| DEVELOPMENT DESCRIPTION: | Proposed pair of garden pergolas                                  |
| RECOMMENDATION:          | That Planning Permission be GRANTED                               |

## PROPOSAL

The proposal seeks planning permission to site 2no. pergolas within the grounds of Butlers Quarter, as indicated on the extract of the submitted block plan, below:

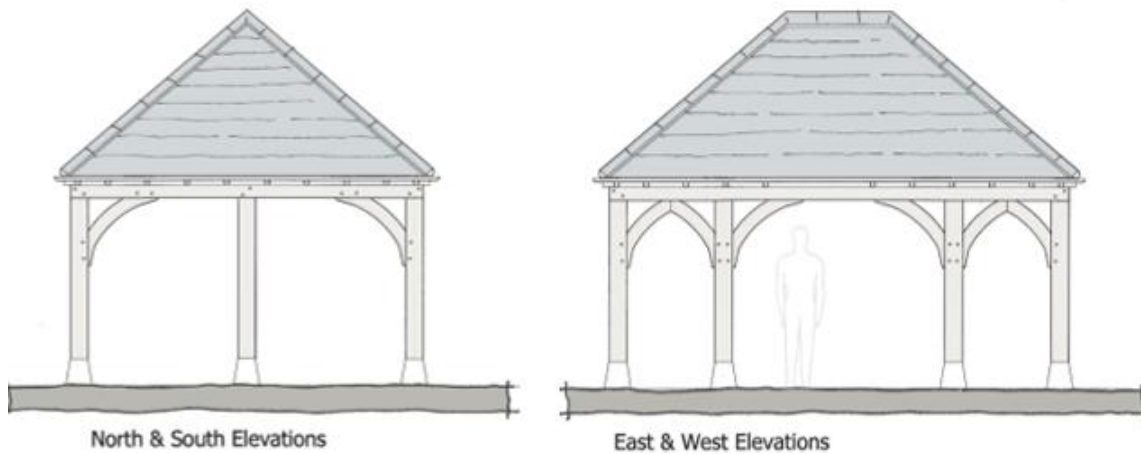


The larger pergola would be about 5.2m x 4m, with eaves and ridge heights of c2.25m and 4.2m respectively. It would be sited on an area already covered by flagstones and bordered by low brick walls – the location is as indicated on the photograph below, from the submitted Heritage Statement:



*View of the existing terrace and low walls where the main pergola is to be sited.*

Extracts of submitted elevations are below: -

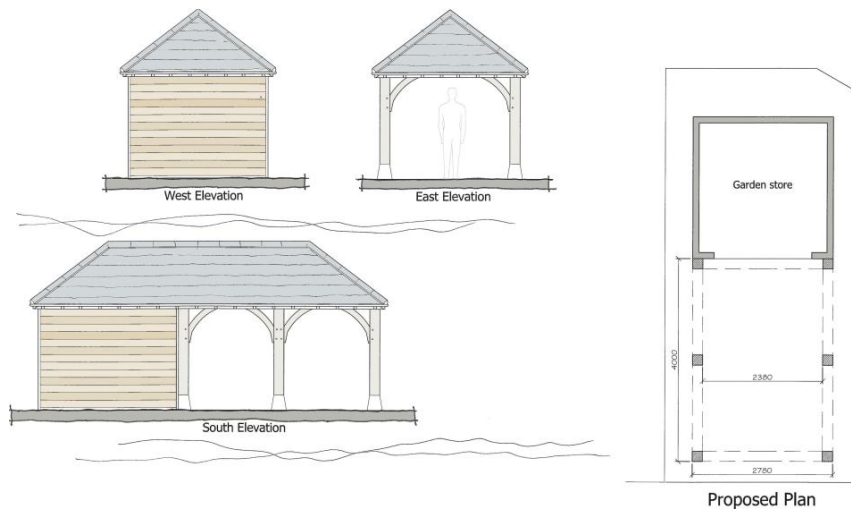


The smaller pergola would be 4m x 2.78m and would be built off an existing garden store – a photograph of which has been submitted within the heritage statement and is reproduced below:



*View of the wooden garden store where the smaller pergola is to be added to create a longer structure.*

It would have a hipped roof covering the whole structure – see extracts of submitted floor plan and elevations below. This would have eaves and ridge heights of about 2m and 3.3m respectively:



Proposed materials  
for both structures

are oak posts, beams and braces under a natural slate roof covering.

## SITE CONTEXT/CONSTRAINTS

The application site is “Butlers Quarter”, indicated in red on the plan below, and part of a Grade II listed building. Listed as “Bowerhill Lodge” the building was granted permission and listed building consent to be converted into four dwellings in 2000. There are listed gate piers attached to the building now identified as Berkeley House.



Other than the listed building there are no ecological, landscape or historic designations covering the site.

## PLANNING HISTORY

|                    |
|--------------------|
| Proposal / Summary |
|--------------------|

|                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13/07140/FUL - Full planning permission Decision - Approve with Conditions Date:<br>14/3/2014 – Erection of close boarded fencing and metal fence with gate to rear of dwelling, and metal rail fencing to front of dwelling |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15/04481/FUL - Full planning permission Decision - Approve with Conditions Date:<br>21/7/2015 – Wooden gates and two 17.5 cm wooden posts across driveway |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------|
| W/02/01665/FUL - Full planning permission Decision - Approve with Conditions Date:<br>26/11/2002 – Garden store |
|-----------------------------------------------------------------------------------------------------------------|

|                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------|
| W/04/02189/FUL - Full planning permission Decision - Approve with Conditions Date:<br>5/1/2005 – Residential double garage and study over |
|-------------------------------------------------------------------------------------------------------------------------------------------|

## RELEVANT POLICIES AND GUIDANCE

### Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment

### Joint Melksham Neighbourhood Plan

- Policy 21 – Local Heritage

### Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

### The National Planning Policy Framework (NPPF)

### The Planning Practice Guidance

### National Design Guide

## CONSULTATION RESPONSES

Melksham Town Council: No objection.

Council Conservation Officer: No objection subject to condition:

*“The site is a grade II listed building, a former farmhouse listed as Bowerhill Lodge Farmhouse. Planning history for the whole site in 1999 included the conversion and subdivision of the main farmhouse into four separate residential units, along with five new build dwellings in the kitchen garden. Despite the building being listed as a farmhouse, there does not appear to have been an associated farmstead with the house, although outbuildings appear to have been attached. The conversion and subdivision of the site has retained the grand, formal status of the main house as the central focus of the site, although the wider setting has been intruded upon by the introduction of various outbuildings to provide separate garaging and storage for the individual dwellings. This has compromised the site somewhat, and it has eroded the*

*setting, which, along with the encroachment of modern housing around and beyond the site, the rural setting had been lost.*

*The application is for the erection of a pergola (to the rear of the building) and an extension to an existing shed, also in the form of a pergola.*

*The proliferation of additional structures within the curtilage of the building i.e. the main listed building, have resulted in a somewhat reinforced overtly residential character with associated paraphernalia intensified in number due to the increased number of dwellings as a result of the subdivision.*

*The addition of the two structures proposed, in the locations proposed, is unlikely to have any further impact on the setting of the listed building considering the status quo and therefore there are no objections to the proposals, subject to materials matching the existing (as has been confirmed on the application form)."*

## **REPRESENTATIONS**

The applications were publicised by direct neighbour letter, site notices and press advertisement. No representations were received at the time of writing.

## **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.

Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposed pergolas are modestly scaled structures, with the larger measuring approximately 5.2m x 4m and the smaller 4m x 2.78m, and both would be finished in high-quality materials (oak posts and beams under a natural slate roof). Their scale is considered appropriate within the context of the existing garden and surrounding dwellings.

The pergolas are sited alongside existing structures rather than in the middle of the garden, as shown in yellow on the photographs below (annotated by Council):



*View of the rear, (east) elevation of Butlers Quarters, looking south-west.*

The larger pergola would be located within a low-walled courtyard/terrace, where it would be viewed in the immediate context of the dwelling. The smaller pergola would be positioned adjacent to an existing garden store, ensuring it integrates seamlessly with existing built form.

Views of the structures from neighbouring properties are limited by the presence of mature trees to the west and a substantial hedge along the southern boundary, which provide effective screening. The site is accessed via a private track, further limiting public visibility.

Overall, the pergolas are considered to be well-designed, appropriately scaled, and sensitively sited so as to respect the character and context of the area. Their location and materials ensure that they would integrate successfully with the existing garden setting, without causing harm to the wider landscape or the visual amenities of neighbouring properties.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

### 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.

The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

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 larger pergola would be located near the southern boundary with Dovecote Cottage; however, a substantial, mature hedge along this boundary provides effective screening. Given the modest scale of the pergola and its open-sided design, it is not considered to result in any material loss of light, overbearing impact, or loss of privacy to the occupiers of Dovecote Cottage.

The smaller pergola would be sited adjacent to an existing garden store and is over 23 metres from the nearest dwelling in Farmhouse Court. Its modest size and open-sided construction mean that it would have minimal visual or privacy impact, and no overshadowing or overbearing effects are anticipated.

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

### Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The Council's Core Strategy Policy CP58 Ensuring the conservation of the historic environment, requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP57 Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Policy 21 of the Joint Melksham Neighbourhood Plan – Local Heritage requires proposals for development to show how they preserve or enhance the setting, characteristics and special qualities that make up the architectural and historic character.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

The Conservation Officer has noted that the wider setting of the listed building has been somewhat eroded by the introduction of modern housing, outbuildings, and residential

paraphernalia associated with the subdivision. Despite this, the formal character of the main house as the central focus of the site has been retained.

The current proposals involve the erection of two pergolas within the grounds: one to the rear of the building and one as an extension to an existing garden store. The Conservation Officer considers that, given the current extent of development within the curtilage, the addition of these modest structures would be unlikely to result in any further harm to the setting of the listed building.

Materials for both pergolas would match the existing built form, with oak posts and beams and a natural slate roof covering, and this is considered appropriate. The pergolas are also reversible in nature, meaning they could be removed in the future without causing harm to the listed building or its setting.

Overall, the proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance or setting of the listed building and would not result in harm to the significance of any heritage assets. No objections have been raised by the Conservation Officer.

The development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy, Policy 21 to the Joint Melksham Neighbourhood Plan and Section 66 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.

### **CONCLUSION**

The proposed development has been assessed against Core Policy 57 of the Wiltshire Core Strategy, which seeks to ensure high-quality design, respect for local character, and protection of residential amenity, as well as the provisions of the National Planning Policy Framework Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Core Policy 58 of the WCS.

The pergolas are modest in scale, well-designed, and sensitively sited within the existing garden context. Their open-sided construction, appropriate materials (oak posts and beams with natural slate roofing), and positioning alongside existing structures ensure they would not appear overbearing or out of place, and would not adversely affect the character or context of the area.

In terms of residential amenity, the structures would not result in any material loss of light, overbearing impact, or loss of privacy to neighbouring properties. The larger pergola is effectively screened from Dovecote Cottage to the south by a mature hedge, while the smaller

pergola is located over 23 metres from the nearest dwelling in Farmhouse Court, further minimising any potential impact.

The site comprises a Grade II listed building, Bowerhill Lodge Farmhouse. The Conservation Officer has confirmed that, given the current development within the curtilage, the addition of the two pergolas would not result in any further harm to the setting of the listed building. The use of materials to match existing structures further ensures the proposals preserve the heritage significance of the site.

On this basis, the proposals are considered to accord with Core Policy 57 and 58 of the Wiltshire Core Strategy, Policy 21 of the Joint Melksham Neighbourhood Plan, the National Planning Policy Framework, and the statutory duties for listed buildings under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is therefore recommended that planning permission be granted subject to the standard 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, and using the materials specified in the application form for both pergolas (oak posts and beams with a natural grey slate roof):

Location and Block Plans 25064-100-A received 6 November 2025

Main Pergola 25064-102-A received 6 November 2025

Minor Pergola 25064-103-A received 6 November 2025

Heritage and Design Statement received 6 November 2025

REASON: For the avoidance of doubt, to ensure the quality of materials, and in the interests of proper planning.