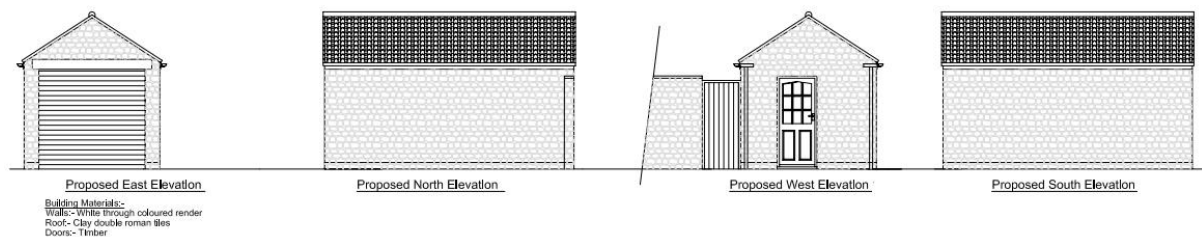


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

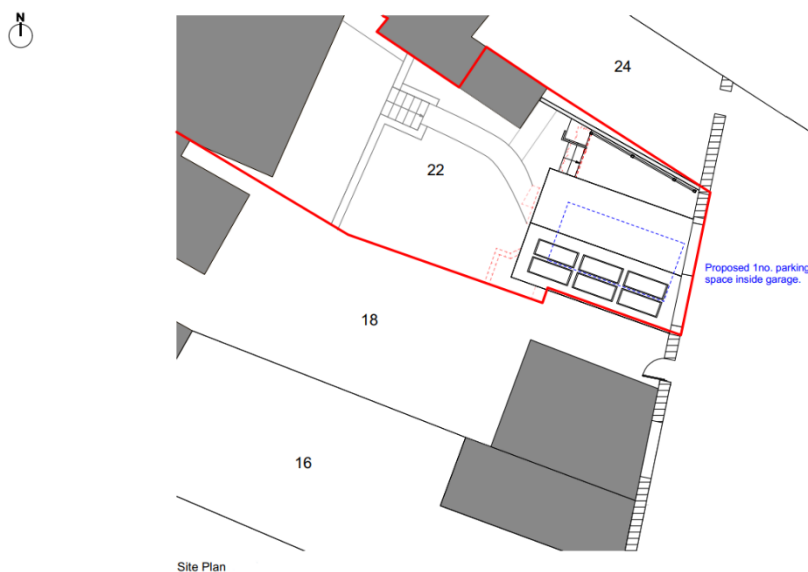
APPLICATION REFERENCE:	PL/2025/09137
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	22 Church Walk, Melksham, SN12 6LY
DEVELOPMENT DESCRIPTION:	Proposed new single storey garage in location of former garage.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

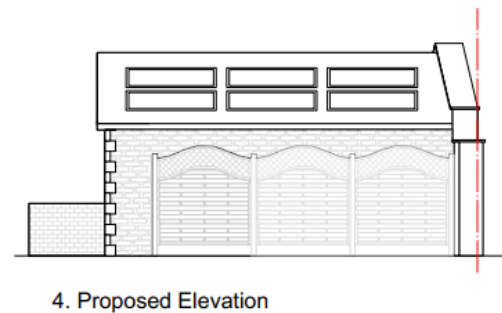
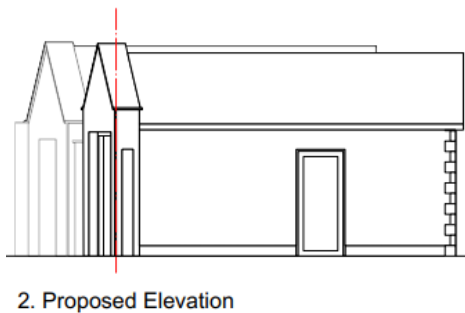
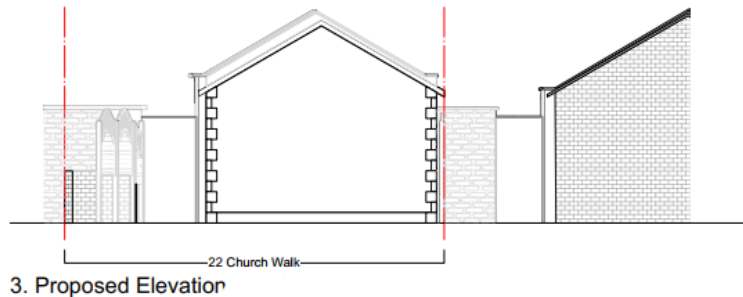
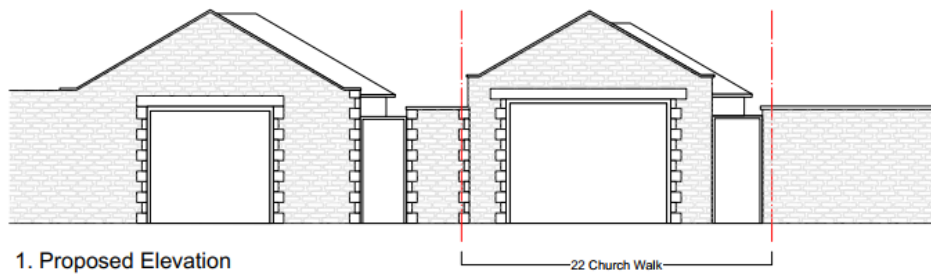
The proposal seeks planning permission for the erection of a new single storey garage at 22 Church Walk. In 2018 permission and listed building consent were granted to demolish a pre-fab garage on this site, and replace it with a new garage. Whilst the old garage has been removed, the new garage was not built. The proposed dimensions were c5.6m x 3m, with a gable ended roof with eaves and ridge heights of roughly 2.3m and 3.5m respectively. Those approved elevations are shown below:



The garage now proposed by this application would be larger than that previously approved, to meet the Council's current parking standards. It would have a footprint of 6.4m x 3.8m and would have a gable roof with eaves and ridge heights of approximately 2.4m and 3.8m respectively. The submitted block plan is shown below:



The submitted proposed elevations below show the garage in the context of the garage to the dwelling to the south, No.18 Church Walk:



Proposed materials are white render over stone plinth to the west (rear) and (north) side elevations; and stone to the east (front) and south (side) elevations. The roof would be red clay tiles. Whilst no details are contained within the application, the agent has confirmed there would be a PV array on the south elevation, as suggested on the proposed elevation above.

SITE DESCRIPTION/CONTEXT

No. 22 Church Walk is a white rendered Grade II listed building, located within the Melksham conservation area. The dwelling forms part of a row of Grade II listed buildings, which Historic England's listing description considers to have group value. It is understood that the property dates from the early 19th century and was originally a symmetrical narrow-fronted pair of cottages, which have since been amalgamated to form one dwelling. The site is indicated on the location plan below, with listed buildings indicated in black hatching. The vehicular access to the site is via Wiltshire Council's pay and display car park.



The photograph below shows the site of the garage with the listed dwellings beyond:



The google street view image below of August 2018 shows the previous garage on this site, and the garage to No.18 to the south – seen on the left of No.22 in this image:



This photograph of the wider car park shows that most of the dwellings (many of which are listed) have vehicular access and garages from the car park:



As well as being listed, the site is in the Melksham Conservation Area. There are no landscape or ecological designations covering the site, which is in Flood Zone 1 with no particular risk of surface water flooding identified.

PLANNING HISTORY

- 18/00634/FUL - Proposed demolition of existing rear single storey & erection of rear extension & creation of rear parking space. Removal of two Conifer trees – Approved subject to conditions

- 18/00817/LBC - Proposed demolition of existing rear single storey & erection of rear extension & creation of rear parking space. Removal of two Conifer trees – Approved subject to conditions
- 18/05193/FUL - Proposed Demolition of Existing Garage & Erection of Replacement Garage – Approved 31 July 2018

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
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Joint Melksham Neighbourhood Plan (2)

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

Highways: No objection

REPRESENTATIONS

No comments 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.

The proposal seeks the erection of a detached single-storey garage within the rear curtilage of No.22 Church Walk, accessed from the adjoining car park. The surrounding area contains a number of similar outbuildings and garages serving dwellings along Church Walk, including a garage to the adjoining property at No.18, which sits immediately to the south of the application site.

The proposed garage would be larger than that previously approved in 2018; however, the increase in footprint and height is modest and reflects the Council's current parking standards. In design terms, the garage would be of a comparable scale, form and massing to the existing garage at No.18, with a simple gabled roof and proportions that sit comfortably within this context. When viewed from the car park, the building would read as part of an established pattern of ancillary structures rather than appearing visually dominant or incongruous.

The choice of materials, including stone to the front and south-facing elevations with render over a stone plinth to the remaining elevations and a red clay tiled roof, is considered appropriate for the setting and reflects the palette found on nearby garages and outbuildings. The elevations demonstrate a higher quality of design and finish than a number of utilitarian garages within the car park and would result in a visually tidy and coherent addition to the area.

Overall, notwithstanding its increased size compared to the previously approved scheme, the proposed garage is considered to comply 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 garage would be located within an area characterised by the presence of garages and outbuildings serving nearby dwellings, with vehicular access taken from the adjoining public car park. The relationship between the proposed building and neighbouring properties is therefore typical of this established arrangement.

While the proposed garage would be marginally larger than that previously approved in 2018, the increase in footprint and height is modest. Given its single-storey form, the structure would not result in an unacceptable loss of light or outlook to neighbouring properties, nor would it appear overbearing when viewed from surrounding land or buildings. The use of the building as a domestic garage would not give rise to additional noise or activity beyond that ordinarily associated with garages in this location.

Overall, having regard to the established character and use of the surrounding area, the proposal is not considered to result in any unacceptable harm to the residential amenity of nearby occupiers and is therefore compliant with the amenity objectives of Core Policy 57 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 National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The Council's Highway officers have stated that there is no objection to the proposal and as such it is considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Heritage Impact

From the perspective of the historic environment, the statutory duties set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 are of central relevance to the consideration of this application. Section 66 of the Act requires that special regard be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess. Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

At the local level, Wiltshire Core Strategy Policy CP58 Ensuring the conservation of the historic environment seeks to ensure that designated heritage assets and their settings are conserved in a manner appropriate to their significance. Core Strategy Policy CP57 Ensuring high quality design requires development to respond positively to its context, including the historic environment, and to integrate successfully with its surroundings through appropriate scale, form, materials and layout.

National guidance is provided by Chapter 16 of the National Planning Policy Framework (NPPF), which seeks to ensure that heritage assets are conserved in a manner appropriate to

their significance and that proposals affecting the setting of listed buildings or Conservation Areas are assessed in a proportionate way.

No.22 Church Walk is a Grade II listed building and forms part of a group of listed buildings identified by Historic England as having group value. The proposed garage would be located within the rear curtilage of the listed building, fronting the adjacent public car park. The car park is a functional town centre space characterised by vehicle movements, parking, and a variety of ancillary structures serving nearby residential and commercial properties. The setting of the listed building in this direction is therefore already utilitarian in nature and distinct from the principal elevation and historic streetscape of Church Walk.

The proposed garage would be sited in a location where outbuildings and garages are a common and established feature, including the existing garage serving No.18 Church Walk immediately to the south. The modest increase in scale compared to the previously approved scheme would not result in a structure that appears dominant or visually intrusive within this context. Its simple form, traditional roof profile and use of appropriate materials ensure that it reads as a subordinate and ancillary structure, preserving the primacy of the listed building.

Given its siting, scale and design, the proposal would not harm the architectural or historic interest of the listed building, nor would it adversely affect its setting or the wider group value of the terrace. Similarly, the proposal would preserve the character and appearance of the Melksham Conservation Area.

Overall, the development is considered to comply with the statutory duties of the 1990 Act, the aims of Core Strategy Policies CP57 and CP58, and the guidance set out in Chapter 16 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 single-storey garage at 22 Church Walk has been assessed in terms of its design, impact on the character and appearance of the area, heritage considerations, residential amenity, and highways implications.

The development is modest in scale, employs materials appropriate to its context, and reflects the established pattern of outbuildings and garages in the rear of properties along Church Walk. While slightly larger than the previously approved scheme, the garage would not appear visually dominant and would preserve the character and appearance of the Melksham Conservation Area.

The siting, form and materials ensure that the setting of the Grade II listed building, and its group value with neighbouring listed properties, would be conserved in accordance with

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Strategy Policies CP57 and CP58, and Chapter 16 of the NPPF.

The proposal would not result in unacceptable harm to the residential amenity of neighbouring properties and provides an appropriate level of off-street parking. The Local Highway Authority has raised no objection, and the proposal would not have a detrimental impact on highway safety, in accordance with Core Strategy Policy CP61 and the guidance in the NPPF.

Overall, the proposal is considered to comply with the relevant provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, Wiltshire Core Strategy Policies CP57, CP58 and CP61, and the National Planning Policy Framework. Approval of the application is therefore recommended, subject to the standard conditions and the informative regarding potential future solar panel installation.

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:

Site and Location Plan 2156-CMS-XX-00-DR-A-0001 received 19 November 2025
Proposed Elevation 2156-CMS-XX-00-DR-A-2002 received 19 November 2025
Proposed Ground Floor Plan 2156-CMS-XX-00-DR-A-1002 received 19 November 2025
Proposed Elevations 2156-CMS-XX-00 -DR-A-2004 received 19 November 2025
Proposed Site Plan 2156-CMS-XX-00-DR-A-0003 - P02 received 1 December 2025
Proposed Roof Plan 2156-CMS-XX-XX-DR-A-1004 received 19 November 2025

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

Informative:

The submitted drawings indicate the installation of photovoltaic panels on the roof of the garage. No details of such panels form part of this application. The applicant is advised to satisfy themselves as to whether planning permission and/or listed building consent would be required for the installation of any solar panels.