

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

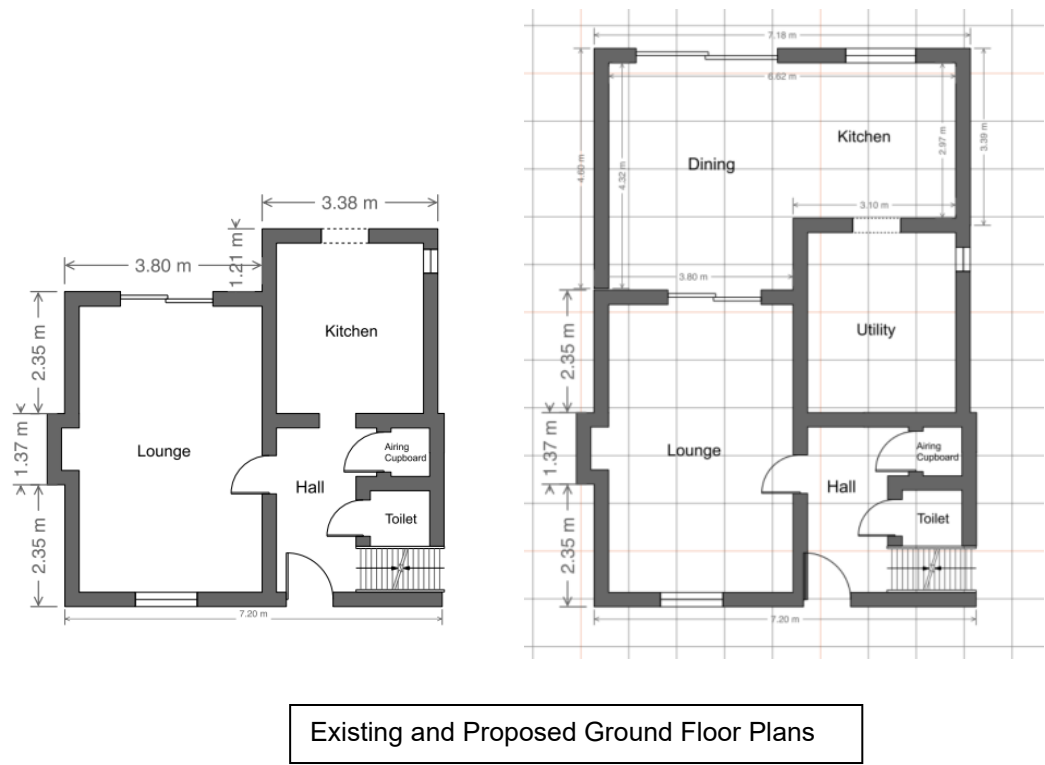
DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09489
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	20 Blenheim Park, Bowerhill, Melksham, SN12 6TA
DEVELOPMENT DESCRIPTION:	To build a single storey extension at the rear of the property. To create a new kitchen and dining room.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey rear extension. The application is submitted using Householder application forms.

During the course of the application, revised plans were submitted to address minor discrepancies with the details on the existing and proposed floor plans.



The proposed development is to extend the rear of the property with a single storey ‘L Shaped’ extension to facilitate an enlarged kitchen and dining area. In turn, the extension would also allow for associated reconfiguration of the existing internal layout.

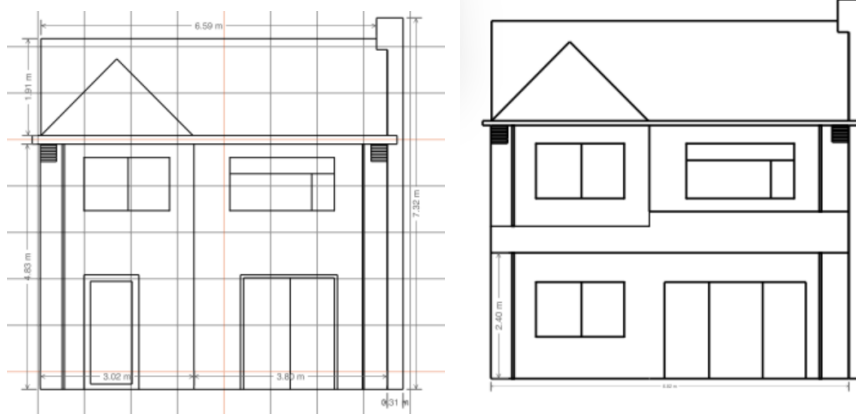
The rear elevation of the property is characterised by a prominent two-storey projecting gable with a hipped roof, while the ground-floor lounge is recessed from the main rear wall. The proposed extension would therefore create a more coherent and uniform rear building line. As

the ground floor is to be extended beyond the current recessed position, a modestly staggered roofline would result. The proposed sloping roof would sit below the first-floor window level, albeit rising slightly higher beneath the recessed first-floor window. The roof slope over the element projecting in front of the lounge (forming the north elevation) would extend approximately 4.7 m, compared with around 3.45 m on the south elevation.

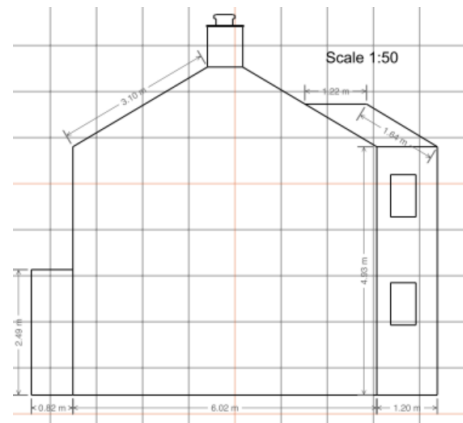
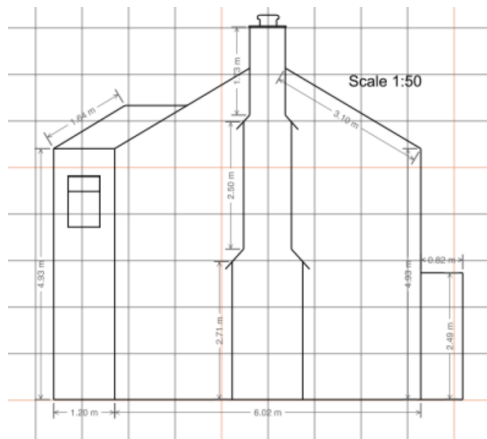


Existing Rear Elevation

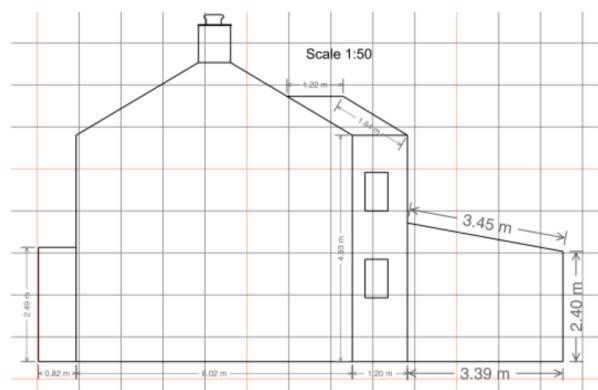
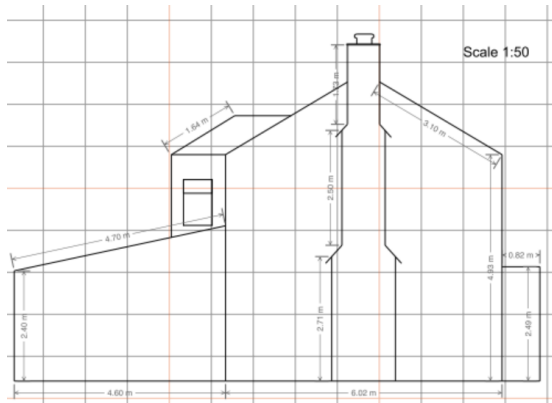
The extension is proposed to be constructed from concrete block to be externally rendered, with white UPVC windows and bi-folding doors, whilst also continuing with roof tiles to match the existing property.



Existing (L) and proposed (R) rear elevations



Existing North (L) and South (R) Elevations



Proposed North (L) and South (R) Elevations

In terms of fenestration, currently the rear elevations has sliding doors to the rear garden, whilst the kitchen has a window on both the rear and side elevations. The proposed extension would include bi-folding doors to directly access rear garden, with an enlarged kitchen rear window. No fenestration is proposed to the side (north and south) elevations.

The proposed extension will measure approx. 7.1m wide. Where the extension is effectively an 'L' shape, it is proposed to measure 4.6m deep to the north elevation and 3.3m to the south. The height of the extension will measure approx. 3.3m high, sloping to 2.4m.

SITE DESCRIPTION/CONTEXT

The property known as 20 Blenheim Park is a modern, two storey semi-detached dwelling house within an established residential area of Bowerhill, on the outskirts of Melksham. The

building is set back from the road with a generous front garden and off road parking. The current appearance of the property includes a pitched roof with a prominent rear projecting two storey gable. The property is of brick construction with a tiled roof and UPVC windows and doors. The immediate surrounding area is characterised by a mixture of semi-detached and terraced dwellings, of similar construction, design and appearance with broadly matching materials.



Existing Front Elevation – Google Image July 2024

The application site is subject to the following planning policy constraints:

- Areas susceptible to ground water flooding - <25%
- Countryside character areas – Avon Vales

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

The 'made' Joint Melksham Neighbourhood Plan 2 (2020-2038)

- Core Policy 20 (Locally Distinctive, High Quality Design)

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Chapter 12: Achieving Well Designed Places

ISSUES

- Design and Impact upon the character and context of the area
- Residential Amenity

CONSULTATION RESPONSES

Melksham Without Parish Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representations have been made.

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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

Core Policy 20 of the Joint Melksham Neighbourhood Plan 2 requires development proposals that contribute positively to the conservation, enhancement and extension of the quality and local distinctiveness of the neighbourhood area.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF expects a good standard of design.

By reason of the scale, design and materials proposed, the proposed single storey rear extension represents a sympathetic and subservient addition to the main dwelling that is in-keeping with its current character and appearance. Although render is proposed as the external finish—representing a departure from the existing brickwork—it is considered to compliment the established material palette of both the dwelling and the wider streetscene. It is also noted that neighbouring properties have utilised render in previous rear extensions, reinforcing its suitability within this vicinity. Additionally, the proposed extension will not be visible from public vantage points, therefore is not considered to result in unacceptable impact to visual amenity.

Therefore, the proposal is deemed to be acceptable and in accordance with WCS Core Policy 57, as well as Policy 20 of the Joint Melksham Neighbourhood Plan 2, which collectively require locally distinctive, high quality design that compliments and builds upon the local characteristics that contribute to the particular distinctiveness and positive quality of place of neighbourhoods in the Plan area. In addition, the proposals are also in accordance with the Wiltshire Design Guide and section 12 of the NPPF as they demonstrate a good standard of design that is both compatible and complimentary to the existing dwelling.

Residential 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 application site is semi-detached to 21 Blenheim Park and positioned south of the main building, whilst 19 Blenheim Park is positioned to the north. To the rear lies 21 and 22 Wellesley Close.

In relation to 19 and 21 Blenheim Park, the proposed rear extension is proposed to continue with the current rear projection of the property, which ensures that the proposed built form will not be brought closer to either boundaries, thereby maintaining the current separation distances. Given that the proposal is for a single storey extension, together with no further fenestration proposed to either side elevation – north or south – abutting these neighbouring properties, collectively this helps to mitigate against any unacceptable overlooking, loss of privacy or overbearing effects resulting from the proposed works.

The properties located to the rear of the boundary – 21 and 22 Wellesley Close – will have views across to the application site from either their front or rear boundaries. Whilst the rear extension will reduce the separation distances between the boundaries, Officers consider that the separation distance that remains is sufficient.

Given the height and scale of the design, the positioning of the doors and windows to the extension and the distance of the host dwelling boundary to neighbouring properties, Officers are satisfied that the proposed works will not result in unacceptable impact on residential amenity, nor it is expected to result in any significant or unacceptable visual impact, loss of light, overshadowing or overbearing effects. Therefore the proposal complies with WCS Core Policy 57 in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

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

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

On balance, Officers consider that the single storey extension is acceptable and would not result in unacceptable harm towards visual or the residential amenity of neighbouring properties. It is considered that the proposal would, by reason of its height, scale, design and materials used, constitute a sympathetic and subservient addition to the property that would be proportionate to the size of the existing building and its the plot. Overall, the application complies with CP57 and CP61 of the adopted Wiltshire Core Strategy, Policy 20 of the Joint Melksham Neighbourhood Plan 2 (2020-2038), the Wiltshire Design Guide, Section 12 in the NPPF and other relevant planning documents policy and legislation.

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:

Proposed Ground Floor Plan received 14.01.26

Proposed North Elevation received 15.12.25

Proposed South Elevation received 15.12.25

Proposed East Elevation received 21.01.26

Proposed Site Plan received 14.12.25

Location Plan received 14.12.25

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