

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09851
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Kelso, 161b West Hill, Whitley, Melksham, SN12 8RB
DEVELOPMENT DESCRIPTION:	Erection of single storey side/rear extension following demolition of existing conservatory, garage external shed/store. Installation of a wood burner and flue.
RECOMMENDATION:	That Planning Permission be GRANTED

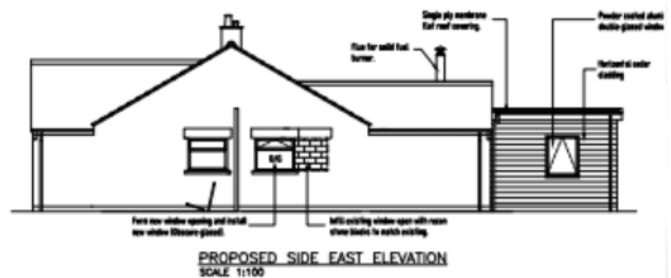
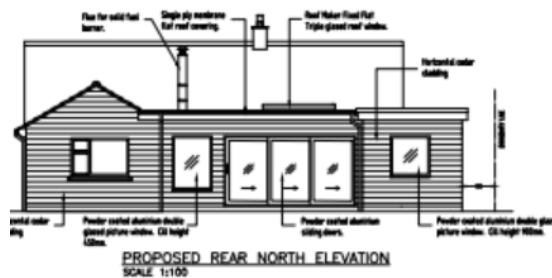
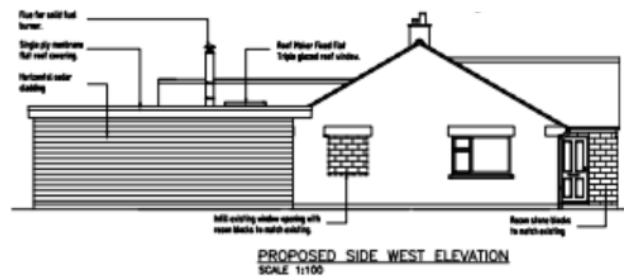
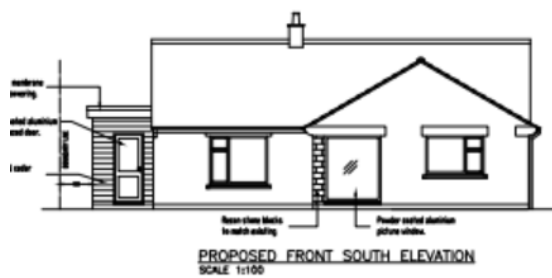
PROPOSAL

The proposal seeks planning permission for the demolition of the existing conservatory, garage and external shed/store, and the erection of a single storey side/rear extension, with the installation of a woodburner and flue. The application is submitted using Householder application forms.



Existing Elevations

Following the demolition of the existing garage, conservatory and shed/store, the proposed development comprises an L-shaped extension to the rear of the dwelling, incorporating a rear-projecting element. In combination with the associated internal reconfiguration, the extension will facilitate an enlarged kitchen and dining area, whilst the rear projection will accommodate a utility room and home office. A portion of the extension will be partially visible within the front elevation due to its positioning adjacent to, though set back from, the principal elevation.



The proposed extension incorporates a flat roof which will join with the eaves of the existing rear gable. It is to be constructed using reconstituted stone, but with horizontal cedar cladding, whilst the existing rear gable is also proposed to be clad.

With regard to fenestration, the proposal introduces modest alterations across all elevations. To the front elevation, the existing glazing to the integrated porch will be replaced with a single full height window. On the west (side) elevation, the existing single window is to be infilled. The east (side) elevation will see the slight relocation of an existing window, with its former opening infilled, alongside the addition of a new window to the side wall of the extension. To the rear elevation, proposed full-height sliding doors will be installed, accompanied by additional windows positioned on either side.

The proposal also includes the installation of a woodburner stove within the rear dining area which will be served by an external flue fitted to the flat roof of the extension.

SITE DESCRIPTION/CONTEXT

The site known as Kelso, 161b West Hill is a detached domestic bungalow situated within an established residential area of Whitley, approximately 9 miles from Melksham. The property is constructed from reconstituted stone with concrete roof tiles and UPVC windows and doors, whilst the built form includes a pitched roof and prominent forward projecting gable. The property is set back from the main road with an open frontage, and currently benefits from off road parking adjacent to the dwelling with a detached single garage set back from the principal elevation. The surrounding area is characterised by detached bungalows of similar character and appearance, with examples of two storey buildings within the wider vicinity.



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

- Countryside Character Areas – Avon Vales
- Historic Building Site and Monument Record – settlement west of Whitley House
- Negligible risk from groundwater flooding

PLANNING HISTORY

Proposal / Summary
W/97/01157/FUL - Full planning permission Decision - Approve with Conditions Date: 8/10/1997 – Extension

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development

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

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

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

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

The National Planning Policy Framework (NPPF):

- Section 12 - Achieving well designed places

The Planning Practice Guidance

National Design Guide

ISSUES

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

CONSULTATION RESPONSES

Mellsham Without Parish Council: No objection

Wiltshire Council Highways Officer: 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 proposed extension enables a subservient and sympathetic addition to the main dwelling that is proportionate to the property and its plot, helping to preserve the established character as a bungalow. The scale and design of the proposed work are in keeping with the local area and the streetscene and not considered to result in an over-developed appearance or unacceptable visual impact. Although visible from certain public viewpoints,

the portion of the extension seen from the side elevation is set back from the highway and, as such, does not appear unduly prominent or dominant in relation to the existing built form.

Whilst the introduction of timber cladding represents a departure from the existing material palette, it is not regarded as an unsympathetic addition, nor one that would fail to integrate with the overall appearance of the dwelling. By cladding the existing rear gable in the same timber as the proposed extension, this will help unify the appearance of the rear elevation. Furthermore, the development is not prominent being located at the rear of the dwelling. With the flue, this may be considered permitted development (if fitted retrospectively) given its location at the rear of the property as opposed to the front. Given it would be located at the rear and seen in the context of the main roof it would not be visible from public vantage points from the highway. The flue would be lower than the main ridge level.

Therefore, the proposed works are in accordance with WCS Core Policy 57, Policy 20 of the Joint Melksham Neighbourhood Plan 2, 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 properties in proximity to the application site are 161a and 161c West Hill, to the west and east respectively.

The garage being removed is adjacent to the boundary with No 161a. The proposed built form of the extension will be the side wall of the dwelling closer to the boundary with No 161a. Being a ground floor flat roof extension, this enables the height to remain at a lower profile, whilst no additional fenestration is proposed to the side elevation facing the boundary.

With regards to 161c, the proposed built form is not proposed to be built closer to the shared boundary, thereby maintaining the existing separation distances. An additional window is proposed to the rear projection section of the extension which looks across to the shared boundary.

The proposed development has been assessed with regard to its potential impact on the residential amenity of neighbouring occupiers, including considerations of loss of light, overshadowing, privacy, and overbearing effects. The scheme is not considered to give rise to any unacceptable impact to residential amenity. As the extension comprises a single-storey, flat-roofed structure, it is not considered to result in a material loss of light or overshadowing

to adjoining properties, nor is it expected to appear visually overbearing. Although modest alterations to the fenestration are proposed, the separation distances to neighbouring boundaries are sufficient to prevent any undue increase in overlooking or loss of privacy.

Given the height of the flue it is not considered that it ought to give rise to impacts on the living conditions of the occupiers of nearby residential properties have regard to pollution such as odours.

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

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.

To facilitate the proposed extension, it is proposed to remove the existing freestanding garage that is positioned to the rear of the site. To the west of the dwelling is an area of hardstanding currently utilised for off-road parking which can accommodate a number of vehicles. The loss of the garage is not expected to impact highway safety given the provision of parking provided by the hardstanding, whilst the internal alterations will see a reduction in the number of bedrooms from 3 to 2. No alterations to the existing access arrangements are proposed, and Wiltshire Council Highways Officers have not objected to the proposal.

Therefore it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

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 is considered to be acceptable in terms of its design, scale and relationship with the surrounding area. The proposal enables a subservient and sympathetic

addition to the main building which would not result in any unacceptable harm to visual amenity or the character of the locality. It is considered that the distances to the boundaries of the neighbouring properties are sufficient to help mitigate against any unacceptable impacts to residential amenity, overlooking or overbearing effects. Additionally, the proposal would not result in any adverse impact on highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework.

As such, the application is recommended for approval, subject to the conditions set out below.

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:

Location plan received 18.12.25

161bTL/030125/04 – Rev 5 – Existing and Proposed Site Plans received 18.12.25

3161bTL/030125/05 - Rev 5 – Proposed Elevations received 18.12.25

161bTL/030125/06 - Rev 5- Proposed Floor and Roof Plans received 18.12.25

161bTL/030125/08 - Rev 5 – Proposed Section AA received 18.12.25

161bTL/030125/10 - Rev 5 – Proposed Section BB received 18.12.25

161bTL/030125/07 - Rev 6 – Proposed Large Scale Ground Floor Plan received 24.12.25

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