

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09170
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	205A Woodrow Road, Forest, Melksham, SN12 7RD
DEVELOPMENT DESCRIPTION:	Proposed Garage Conversion & Single Storey Rear Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the conversion of an existing garage, and the erection of a single storey rear extension at 205A Woodrow Road, Forest, Melksham, a domestic dwellinghouse.

Notwithstanding the extension and alterations containing facilities which would enable separate living, there is no suggestion that the additional floorspace would not be for the purposes entirely ancillary to that of the existing dwellinghouse. There remains a door link between the existing and proposed accommodation and the application has been submitted using householder forms. A new planning permission would be required in the event the applicant wishes to use the accommodation as a separate dwelling.

SITE DESCRIPTION

The application site comprises a semi-detached dwelling located to the north-east of Melksham, along a stretch of road characterised by linear residential development and generous gardens. The host dwelling features a tiled mansard roof and is finished in red bricks. A flat-roofed garage is positioned to the side of the property

Parts of Woodrow Row, including the front of the site fall within Flood Zone 2 and 3, but the application buildings and rear garden lie within Flood Zone 1. There are no identified surface water or groundwater constraints. The application site is not subject to any other specific planning policy designations.

PLANNING HISTORY

Proposal / Summary

- W/87/00037/R3F – House repairs - Approve with Conditions
- W/87/01803/FUL - Playroom, utility and garage extension – Approve with Conditions
- W/00/01681/FUL - Lean-to conservatory to rear of house adjoining patio doors – Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk

Joint Melksham Neighbourhood Plan:

- Policy 18 Landscape Character
- Policy 20: Locally Distinctive, High Quality Design

Wiltshire Design Guide:

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

CONSULTATION RESPONSES

Melksham Without Parish Council: No objection:

Melksham Without Parish Council had no concerns about the development and noted that there had been no objections raised by the neighbouring properties.

WC Highways: No objection

REPRESENTATIONS

No representations were received.

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

The proposals comprise the conversion of an existing garage and a rear extension of the garage to form a larger bedroom, living space, shower room and reconfiguration of utility and WC. The front garage door would be replaced with a single pedestrian door. A replacement flat roof of approximately the same height is proposed, incorporating two new rooflights. The rear extension would project approximately 4 metres beyond the existing garage footprint and would feature French doors to the rear elevation. The extension would be constructed in red brick to match the host property, with white uPVC windows and doors consistent with existing fenestration. The roof would comprise a rubber membrane finish.

The majority of the works would be located to the rear of the building and would not be readily visible from the public realm. The limited alterations visible from the streetscene - namely the replacement of the garage door with a single door and the installation of a new flat roof, are minor in nature. All proposed materials appropriately match or complement the host dwelling. As such, there are no design objections. No objection has been received from the Parish Council or members of the public.

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.

Although the site is located within the open countryside, the development represents a modest extension within the established residential curtilage of the property and within a continuous row of dwellings. The scale and nature of the works are not considered to give rise to any landscape harm, in accordance with Policy 51 of the Wiltshire Core Strategy and Policies 20 and 18 of the Joint Melksham Neighbourhood Plan.

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 proposed rear extension would add approximately 4 metres of single-storey built form close to the boundary with no. 205. The extension would have a flat roof. A site visit has been undertaken to assess the likely impact on the adjoining neighbour at no. 205. No comments have been submitted by that neighbour. No. 205 benefits from its own rear extensions which already project slightly less than the existing garage. There is established hedgerow along the boundary which provides a degree of natural screening and privacy between the gardens. Both plots have generously sized gardens, and given the modest height and depth of the extension, and the siting compared to the neighbour's extensions, it is not considered that the

proposal would result in any unacceptable loss of light, overshadowing, or an overbearing relationship.

There would be no loss of privacy, as the development is single-storey and does not introduce opportunities for overlooking.

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 and parking

The proposal would result in the loss of the existing garage. However, adequate on-site parking provision would remain, with four spaces available on the driveway to serve the dwelling. The Council's Highway Engineer has confirmed that they have no objection to the development. The proposal is therefore considered to accord with Core Policy 64 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

Parts of Woodrow Road, including the frontage of the application site, fall within Flood Zones 2 and 3. However, the application buildings and the rear garden are located entirely within Flood Zone 1. There are no identified surface water or groundwater flood constraints affecting the development area, and the site is not subject to any other specific planning policy designations.

Given that the works proposed are confined to Flood Zone 1, the development does not raise site-specific flood risk concerns. There is also no evidence of localised surface water or groundwater issues that would necessitate additional drainage information. On this basis, the proposal complies with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the NPPF, ensuring that flood risk is not increased and that surface water drainage can continue to be appropriately managed via existing arrangements.

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. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, parking or flood risk.

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:

Drawing No AH2025/84 Sheets 1 and 2 comprising Location Plan, Block Plan, Elevations and Floor Plans

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

INFORMATIVES

BNG not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.