

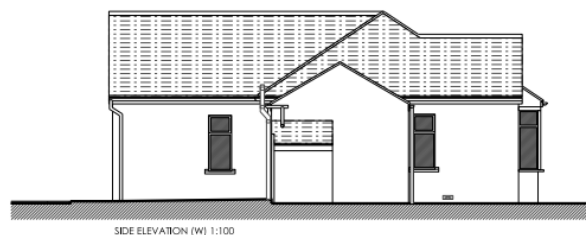
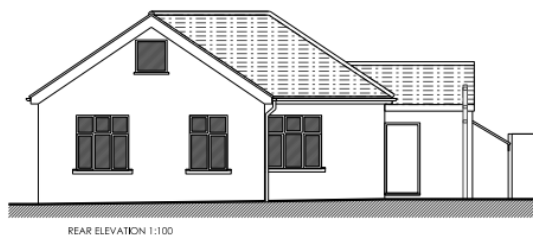
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00520
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	42 Westlands Lane, Beanacre, Melksham, SN12 7QE
DEVELOPMENT DESCRIPTION:	New single storey side and rear extension, and first floor extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey side and rear extension, together with a first floor extension. The application is submitted using Householder application forms. During the course of the application, amended proposed floor plans and elevations were provided to further confirm the proposed construction materials.

The extracts below demonstrate the existing and proposed external appearance of the property:



Existing Elevations



Proposed Elevations

The proposal seeks to extend and alter the front, side and rear elevations of the property to change the proposed form from a chalet bungalow to a two storey dwelling. To the ground floor, a proposed rear extension enables the creation of an enlarged kitchen and dining area, whilst a smaller extension is proposed to the front of the existing side element to the west elevation to provide a shower room in front of the existing utility room. The upper floor extension will enable the creation of a first floor in its entirety, however the first floor will not cover the whole expanse of the ground floor footprint, as the ground floor kitchen, utility room and bathroom remain flat roof structures. The creation of the upper floor will thereby relocate the bedrooms to the upper floor (and become a 4 bedroomed property) with family bathroom, and en suite to the master bedroom.

Externally, to the ground floor, the building retains the front bay windows whilst a flat roof above creates a covered porch area. The flat roof built form to the kitchen and dining areas incorporates 2 rooflights to serve the kitchen and dining area, whilst the proposed layout of the ground floor extension is such that it presents as a slightly staggered arrangement with a section of the kitchen extension protruding beyond the side wall of the utility room, yet concealed behind a gate to the side of the property.

As detailed, the built form of the upper floor will broadly be positioned above the footprint of the existing building. Whilst the main roof of the building will be pitched, it will also include a hipped roof to the side (west) elevation. The proposed scheme introduces a pitched roof front gable above one of the front bay windows, with the remainder of the first floor marginally

recessed from the gable on the front elevation. A larger, more prominent pitched roof gable features on the rear elevation, with a further gable included on the side (east) elevation.

In terms of construction materials, the external walls are proposed to be off white/cream render to the majority of the ground floor and partially to the upper floor, whilst the remainder of the upper floor is proposed to horizontal dark grey composite weatherboard cladding. A section to the ground floor kitchen extension is also proposed to feature similar dark grey composite cladding. The roof is proposed to be red/brown profiled tiles which are similar in appearance to the existing building, with the windows proposed to be grey aluminium.

With regards to fenestration, with the exception of the side (west) elevation which sees a removal of all fenestration, all remaining elevations will be subject to an increase in glazing. The front elevation includes 2 casement windows to the upper floors to serve 2 of the bedrooms, whilst the rear elevation features a larger and more prominent ornate rear window to serve the master bedroom, with an additional casement window adjacent. The side (east) elevation introduces 2 small single casement windows to serve both the family bathroom and the en suite to the master bedroom.

Within the residential boundary, the existing parking and access arrangements are not proposed to be altered as a result of this application.

SITE DESCRIPTION/CONTEXT

The site known as 42 Westlands Lane is a single storey detached dwellinghouse situated along a no-through road off of Westlands Lane in Beanacre, approximately 7m from Chippenham. The property has a hipped roof with an attached pitched roof side section, with gables to the front, rear and side elevations and 2 bay windows to the principal elevation. To the property frontage, there is a large gravelled area for off-road parking with additional parking to the side of the property in front of a detached garage/store. The property is of block construction with a tiled roof and white UPVC windows and doors. The surrounding area is characterised by predominantly detached dwellings of varying age and appearance with construction materials including render and reconstituted stone.



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

- Countryside Character Area – Avon Vales
- Groundwater levels are either at or very near (within 0.025m of) the ground surface

PLANNING HISTORY

Proposal / Summary
W/92/01119/FUL - Full planning permission Decision - Approve with Conditions Date: 12/10/1992 – 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
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

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 character and context of the area
- Residential Amenity
- Highways and Parking
- Flood Risk

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.

The proposed extensions will significantly increase the overall scale, bulk and mass of the dwelling through the introduction of a first floor, changing its form and proportions from a single storey to a two storey property. The ground floor extensions to the side and rear remain contained within the residential curtilage, with the majority of additional bulk and mass arising from the addition of a first floor. Whilst fundamentally the external appearance and built form of the proper will be demonstrably different to the original built form, the proposed works are not considered to result in unacceptable visual impact to the established vernacular of the surrounding area.

The property occupies a generous plot, and the scale of the extensions is considered proportionate to the size of the site. While the enlarged built form will be notably larger and more visually prominent than the original structure, the extensions are not considered to

overwhelm the dwelling or its plot, nor result in an overdeveloped appearance. When viewed in context, the proposed development sits comfortably within the established boundaries.

Whilst it is acknowledged that the external materials will differ to those apparent on the existing building, the use of render and cladding is still considered acceptable and sympathetic to the existing building and the locality. The vernacular of the local and surrounding area displays properties of varying styles, appearances and construction materials, therefore the proposed appearance of the property is not considered to appear visually incongruous or overly prominent within the streetscene. Furthermore, the proposed extensions are not considered to encroach upon the amenity space associated with the property, with the ground floor rear extensions only partially removing some of the outdoor patio area.

Overall, the proposed extensions and alterations are considered to be constructed using good quality materials to compliment and be sympathetic to the host dwelling, neighbouring properties and the wider streetscene. Its design, form and materials are both in-keeping and help preserve the character and appearance of the area, noting that the current vernacular includes buildings of a variety of appearances and finishes, and is therefore deemed to be acceptable and in accordance with WCS Core Policy 57 where a high standard of design is expected for extensions, as well as Policy 20 of the Joint Melksham Neighbourhood Plan 2 which requires 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

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

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 neighbouring properties in close proximity to the application site are 41 and 42 Westlands Lane, positioned to the west and east of the site respectively.

No.41 is a large detached two storey dwelling which is set further back within its plot than the application site. To the side elevation, adjacent to the boundary with the application site, is a single storey structure to No.41 which acts as both a physical and visual buffer to the proposed works. By virtue of the ground floor extensions, the footprint of the building will be positioned in closer proximity to the boundary with No.41 and the resulting additional height, bulk and mass in proximity to the boundary will be apparent. However, the ground floor extensions

remain single storey, and the first floor storey to the property is recessed by approx. 3.3m from the end wall of the side (west) elevation. The overall distance from the ground floor end wall to the boundary measures approx. 1.7m, whilst the end wall of the first floor is approx. 5m from the boundary. Whilst the dwelling will increase in height from approx. 5.2m to 7.6m, the position of the application site coupled with the separation distances helps to mitigate against any unacceptable overbearing effects resulting from the proposed extensions. With regards to the potential loss of light, as No.41 is positioned to the west of the application site, any increase in built form adjacent to the eastern boundary has the greatest potential to affect morning sunlight, meaning midday and afternoon sunlight impacts are generally minimal. In terms of fenestration, the side (west) elevation adjacent to the boundary with No.41 is not proposed to include any fenestration, thereby mitigating against any unacceptable overlooking or loss of privacy.

No.43 is situated to the east of the application site and occupies a relatively similarly sized plot to the application site, with the building positioned marginally further forward within its plot. Similarly to No.41, the proposed additional height, mass and bulk resulting from the first floor addition will be apparent to No.43. The current separation distance to the boundary is approx. 5m. The overall footprint is not proposed to be built in closer proximity to the boundary, thereby helping to mitigate against any resulting overbearing effects. The side (east) elevation facing the boundary with No.43 retains broadly the same level of fenestration to the existing ground floor arrangement, whilst introducing 2 first floor windows to serve the en-suite bathroom and family bathroom. Due to the introduction of higher level windows adjacent to a neighbouring boundary, it is necessary to impose a condition which ensures that these first floor windows are obscure glazed and shall be installed with an internal bottom cill height of not less than 1.8m above the finished first floor level, to help safeguard the residential amenity of No.43. Due to the positioning of the dwellings, the increase in height and mass of the first floor extension may result in a marginal reduction the amount of available light to No.43, however it is noted that the west elevation of No.43 does not feature any ground or first floor windows, therefore it is considered that the proposed works will not adversely affect the access to light.

Overall, by reason of the scale and design of the proposed works, the positioning of the doors and windows to the extensions and the separation distances between the main dwelling to the 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. Whilst additional fenestration is proposed to the front, rear and side elevations, Officers are also satisfied that this would not give rise to any unacceptable levels of overlooking, given the height and scale of the proposed extension and the imposition of a condition to ensure the first floor glazing to the east elevation remains obscure glazed. 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.

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.

Whilst the submitted plans and documents do not confirm the current number of bedrooms to the property, as a result of the proposed extensions the property will become a 4 bedroomed property. In order to accord with the Wiltshire Council Car Parking Standards, a property of this size needs to demonstrate adequate parking for at least 3 vehicles.

The frontage to the property currently enables parking for at least 3 vehicles, with further parking available to the eastern side of the property, thereby providing sufficient parking and turning space. The existing access arrangements are not proposed to be altered as a result of the proposed works and therefore, the proposed development would not result in any adverse impact on highway and the proposed works are in accordance with Wiltshire's adopted parking standards. 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.

Drainage and 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.

The site lies within an area identified by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions. The proposal, however, comprises a modest domestic extension to an existing dwelling and would not result in a significant increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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, it is considered that the proposed extensions are acceptable and would not result in unacceptable harm towards visual or residential amenity. It is considered that the proposal would, by reason of its height, scale, design and materials used, constitute development that would appear in proportion to the size of the existing property, the plot and the neighbouring properties and surrounding area and would not result in unacceptable visual impact to the vernacular of the streetscene given the variety in appearances and construction styles of the surrounding properties. Overall, the application complies with CP57, CP61, CP64 and CP67 of the adopted Wiltshire Core Strategy, Policy 20 of the Joint Melksham Neighbourhood Plan 2 (2020-2038), the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy, the Wiltshire Design Guide, Section 12 in the NPPF and other relevant planning documents policy and legislation.

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:

2513 P01 – Existing Plans, Elevations and Site Plan received 26.01.26

2513 P02A – Proposed Plans, Elevations and Site Plan received 12.03.26

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

3. The proposed new first floor windows in the East elevation serving the family bathroom and the en-suite to the master bathroom shall be glazed with obscure glass only (to an obscurity level of no less than 4).

REASON: In the interests of residential amenity and privacy.

Informative:

The site lies within an area identified as having the potential for high groundwater levels. The applicant is therefore advised to ensure that surface water from the development is appropriately managed, having regard to local ground conditions, so as to avoid increased runoff or groundwater emergence affecting the site or surrounding land