

## REPORT FOR WESTWRN AREA PLANNNG COMMITTEE

|                            |                                                                                                                                               |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date of Meeting</b>     | 22 April 2026                                                                                                                                 |
| <b>Application Number</b>  | PL/2026/00489                                                                                                                                 |
| <b>Site Address</b>        | 172 Littleworth Lane, Whitley, Melksham, SN12 8RF                                                                                             |
| <b>Proposal</b>            | Single-storey front extension and porch; two-storey side extension and external alterations with associated demolition and landscaping works. |
| <b>Applicant</b>           | Hollie & Michael Whittle & Pearce                                                                                                             |
| <b>Town/Parish Council</b> | Melksham Without CP                                                                                                                           |
| <b>Electoral Division</b>  | Melksham Without North & Shurnhold ED                                                                                                         |
| <b>Type of application</b> | Householder planning permission                                                                                                               |
| <b>Case Officer</b>        | Alex Edge                                                                                                                                     |

### REASON FOR THE APPLICATION BEING CONSIDERED BY COMMITTEE

This application has been called in for the Committee's consideration by Cllr Nick Holder, after informing officers that the division ward member (Cllr Phil Alford) recused himself from commenting on this application given that the adjacent property is owned by his parents and the applicant is known to him. Cllr Holder's call-in is triggered since officers recommend the application for approval. Cllr Holder's call-in is based on the following:

- The scale of development.
- The visual impact upon the surrounding area; and
- The relationship with the adjoining properties.

It should be noted that the call-in was initially withdrawn on 16 March 2026 following the submission of revised plans that reduced the scale of the proposal, together with a Construction Management Statement and land-ownership information confirming that all relevant parties had been notified in accordance with Section 65 of the Town and Country Planning Act 1990 (as amended). The withdrawal was subsequently rescinded on 18 March 2026 in light of the Parish Council's continued objection to the design and materiality of the revised scheme.

### 1. PURPOSE OF REPORT

The purpose of the report is to assess the merits of the proposed development in relation to the policies of the development plan and other material considerations and to set out the justification underpinning the officer recommendation to approve the application, subject to conditions.

### 2. SUMMARY OF KEY ISSUES

- Whether the proposal constitutes high quality design (tested against WCS Core Policy 57 and JMNP2 Policy 20).

- Whether the proposal would conserve and/or enhance the historic host dwelling and adjoining properties (WCS Core Policy 58, JMNP2 Policy 21 and NPPF section 16).
- Whether the proposal would conserve and/or enhance Wiltshire's landscape character (WCS Core Policy 51, JMNP2 Policy 18 and NPPF section 15)
- Whether the proposal would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (WCS Core Policy 57).
- Whether the proposal satisfies all other technical and miscellaneous planning matters, in this case transport, natural resources, land ownership and construction management.

### 3. SITE CONTEXT

**Location:** The site lies at the end of Littleworth Lane, a part public and part private access lane which runs north from the West Hill towards the western end of Whitley (designated a Large Village in the Wiltshire Core Strategy (WCS)).

**Wider area description:** Whitley is a historic settlement that has expanded eastwards through significant 20<sup>th</sup> century development. As described in the Joint Melksham Neighbourhood Plan 2 (JMNP2), the village originated as an agricultural centre and today comprises a mix of working farms, converted farm buildings, traditional farmhouses and cottages, interspersed with modern residential development. The village is rich in listed buildings, and its agricultural heritage, historic built form and notable 20<sup>th</sup> century additions, which together contribute to Whitley's distinctive character and sense of place.

In terms of the site's more immediate context, the subject property is surrounded by the following properties and/or land uses and features:

- Northeast: The host dwelling adjoins No.171 and its associated curtilage with the other properties of Littleworth Lane beyond.
- Southeast: The host dwelling adjoins the residential curtilage of No. 171 and a field with mature boundary planting.
- Southwest: The site adjoins several fields with mature boundary planting.
- Northwest: The site adjoins the privately owned section of Littleworth Lane and public footpath MEL72 which runs along the lane. Beyond lies fields and blocks of woodland.

**Site description:** The site comprises the host dwelling and its associated outbuildings and curtilage which extends to the southwest side of the property. The host dwelling is an L-shaped property consisting of the original two storey pitched-roof element (which projects forward of the larger adjoining hipped-roof properties), a modern single storey hipped roof extension (approved in 2004) that wraps around the front and west elevations of the forward-projecting gable and a modern blockwork lean-to on the northeast side elevation. Within the streetscene, the host dwelling reads as a secondary wing to the neighbouring hipped roof buildings.

Historic Ordnance Survey maps indicate that the group of properties predates 1886. The age of the stonework suggests that the central hipped-roof element, with its distinctive quadruple chimney stack, forms the original core. The buildings appear to have been extended historically to the northwest with a hipped-roof side addition matching the proportions and

mullioned windows of the original structure, and to the southwest with the L-shaped side range that now forms the host dwelling.

The host dwelling is differentiated from the adjoining properties by its unique footprint, steeper pitched roof, forward-projecting gable and chimney stack, and its comparatively understated fenestration, which features dressed lintels and sills rather than full mullioned surrounds. Collectively, the host dwelling and the adjoining buildings are of architectural and historic merit due to their vernacular character, distinctive built form and use of locally sourced materials, including rubblestone, dressed ashlar features such as window surrounds and quoins, and blue slate roofing. By contrast, the modern single-storey shallow-pitched extension and blockwork lean-to are of little architectural merit. Additionally, the historic windows of the host dwelling have been replaced with uPVC units that are uncharacteristic of the original building.

Of particular note, the host dwelling lacks a rear garden and therefore cannot be extended to the rear. The site and its context are illustrated below.





**Figure 1:** Images of the subject property and surroundings.

**Constraints and designations:** The site and its surroundings are subject to the following constraints/designations:

- **Heritage:**
  - The grade II listed buildings at No's 151 and 152 West Hill are located circa 160m to the southwest.
- **Public Rights of Way:**
  - Footpath MEL72 runs along the site frontage.
  - Footpath MELW71 branches off from MEL72 opposite the site and runs north.

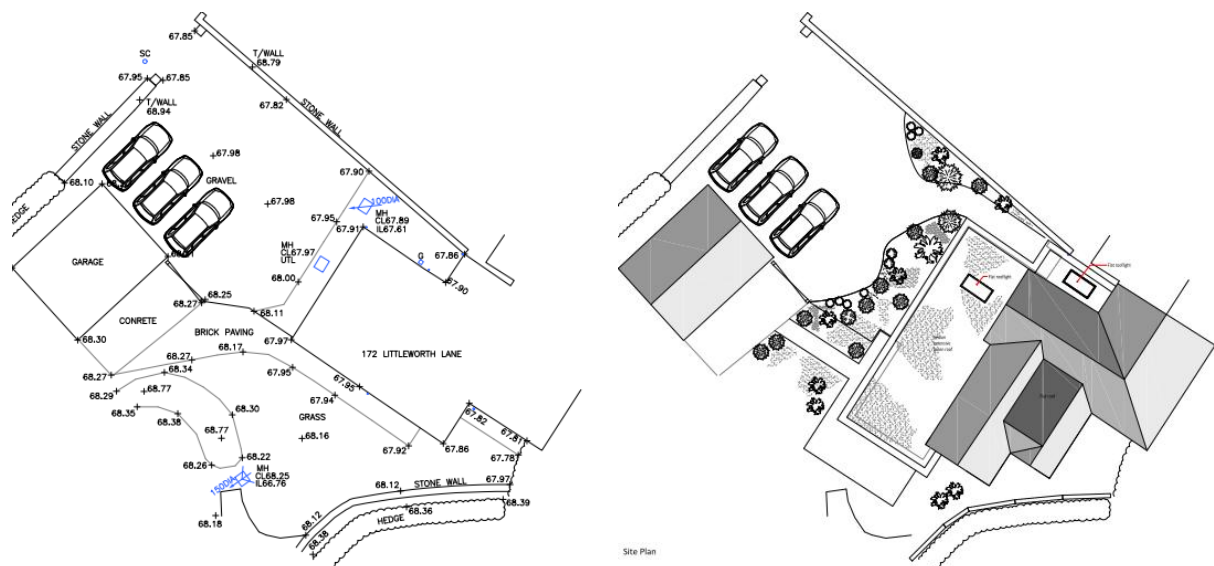
#### 4. PLANNING HISTORY

| Relevant Planning Records |                                  |          |            |
|---------------------------|----------------------------------|----------|------------|
| Reference                 | Description                      | Decision | Date       |
| W/04/02115/FUL            | Proposed single storey extension | Approved | 13/12/2004 |

For clarification, the property retains its full permitted development rights.

#### 5. PROPOSED DEVELOPMENT

This householder application seeks planning permission to replace a modern single storey extension and lean-to with a new single storey front extension and a two-storey side extension, together with associated external alterations and landscaping works. The extension would add an en-suite bedroom, plus additional kitchen, dining and utility space. The existing and proposed site plan is shown below.

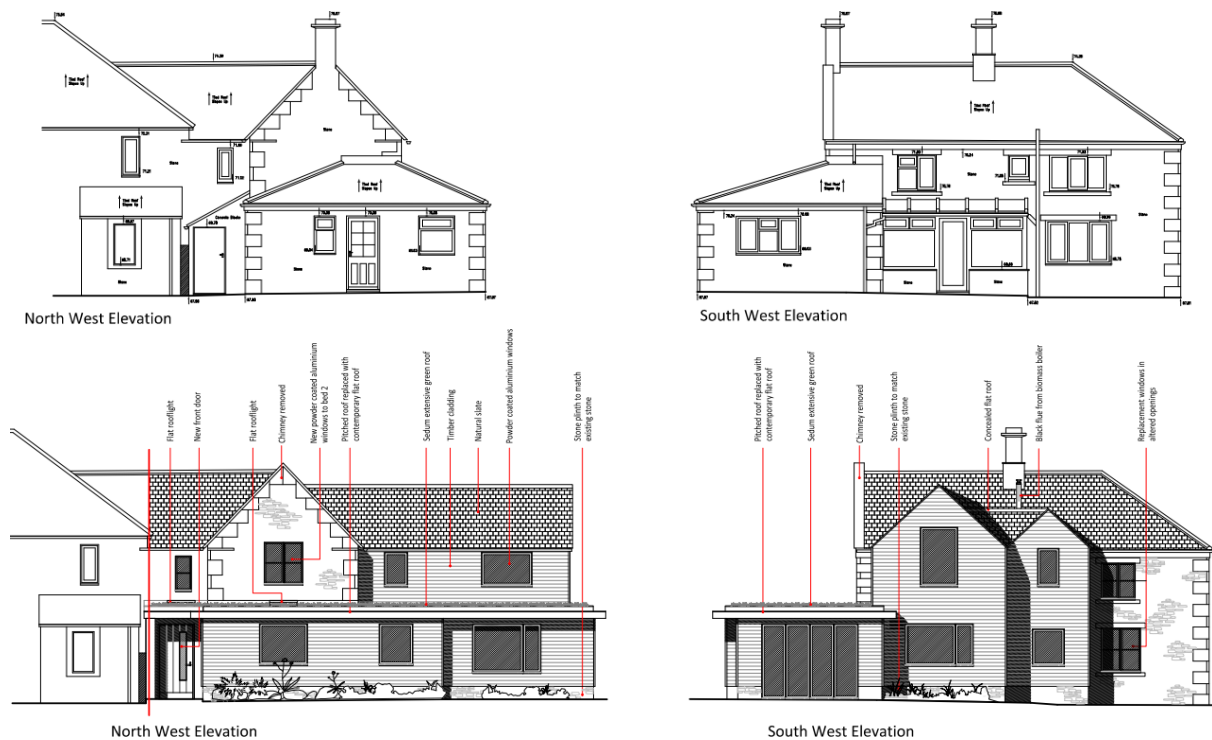


**Figure 2:** Existing and proposed site plans left and right respectively.

The proposed single storey element comprises a porch aligned with the front gable, together with a front addition that matches the depth of the 2004 extension but extends a further 4.3m to the southwest. It is a contemporary-style flat roof structure measuring 2.6m high and is formed of a stone plinth, horizontal timber cladding, and an extensive sedum green roof.

The proposed two-storey element comprises a sideways-projecting gable and smaller parallel gable, linked by a concealed flat roof. It measures circa 3.8-6m wide and 3.8-6.2m long with 4.3m high eaves (matching those of the host dwelling) and a 6m high front ridge. It would be a contemporary-style structure, though its pitched roof form and gradient more closely reflect that of the host dwelling. It would be also formed of a stone plinth and horizontal timber cladding, with slate tiles matching those of the host dwelling. This extension would also accommodate a new biomass boiler with a flue visually concealed from the frontage.

The existing and proposed elevations are shown below.



**Figure 3:** Existing and proposed elevations, top and bottom respectively.

The external alterations include adjusting the side windows to accommodate the extension, removing the front chimney, installing a new window in the front gable and replacing the other windows with powder coated aluminium frame glazing.

The landscaping proposals involve slightly reconfiguring the forecourt to provide new planting to the front of the property and adding a patio area with a path to the garage.

## 6. PLANNING LEGISLATION, POLICY AND GUIDANCE

### Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004

### Development Plan:

- Wiltshire Core Strategy (WCS, adopted January 2015):
  - Core Policy 41: Sustainable construction and low-carbon energy
  - Core Policy 51: Landscape
  - Core Policy 57: Ensuring high quality design and place shaping.
  - Core Policy 58: Ensuring the conservation of the historic environment.
  - Core Policy 64: Demand management
- Joint Melksham Neighbourhood Plan 2 2020-2038 (JMNP2, made August 2025):
  - Policy 1: Sustainable design and construction
  - Policy 18: Landscape character
  - Policy 20: Locally distinctive, high-quality design

- Policy 21: Local heritage

### **Material Considerations (Policy):**

- National Planning Policy Framework (NPPF, revised December 2024)
  - Section 2. Achieving sustainable development
  - Section 12. Achieving well-designed places
  - Section 15. Conserving and enhancing the natural environment
  - Section 16. Conserving and enhancing the historic environment
- Wiltshire Local Plan Submission Draft 2020-2038 (WLP, Regulation 24): The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

### **Material Considerations (Guidance):**

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Wiltshire Local Transport Plan 2011-2026 (LTP3): Car Parking Strategy
- Melksham: Design Guidelines and Codes (July 2023)
- Historic England: I Want to Extend My House

## **7. CONSULTATION REPONSES**

**Melksham Without Parish Council:** The Parish Council provided two comments; one relating to the original submission and the second relating to the revised plans and accompanying Construction Management Plan. Both comments are summarised below:

Comment 1 on original submission

- **Design (scale, form and materials):**
  - The extension is considered disproportionately large and not well-related to the existing dwelling or neighbouring properties.
  - The use of reconstituted stone is deemed inappropriate; natural dressed stone should be used to reflect local character.
- **Public Rights of Way and Construction management:**
  - Littleworth Lane is a narrow, unadopted single-track lane vulnerable to damage.
  - The application does not adequately explain how construction traffic will be managed.
  - A Construction Management Plan is required before work begins.
  - The turning area at the end of the lane must remain unobstructed.
  - Public Right of Way MELW72 must remain accessible at all times; it is heavily used by dog walkers and organised nursery walks.
  - Any damage to the lane or footpath must be fully repaired and reinstated.

Comment 2 on revised submission

- **Design (scale and materials):**
  - The revised extension is still considered out of scale with the existing dwelling.
  - Members continue to believe that dressed natural stone, not timber cladding, should be used to reflect local character and integrate properly with the dwelling and neighbouring properties.
- **Public Rights of Way and Construction management:**
  - Members welcome the Construction Method Statement.

**Wiltshire Council Highways:** No objection.

**Wiltshire Council Public Rights of Way:** The site is accessed via public footpath MELW72, which has no recorded public vehicular rights. Any vehicle access must rely on a private right, which the applicant must confirm independently. The footpath is maintained by the Highway Authority only to a pedestrian standard. Any damage caused during construction must be repaired by the applicant. There is no objection to the proposal, subject to three informatives, summarised below:

- Planning permission does not grant vehicular access rights; using a vehicle on the footpath without a private right is an offence (s.34 Road Traffic Act 1988).
- Construction vehicles may not use MELW72 without prior approval from the Countryside Access Officer; damaging the surface is an offence (s.131A Highways Act 1980).
- The footpath must not be obstructed by materials, plant or temporary works without permission, as this is an offence (s.137 Highways Act 1980).

[Officers can confirm that the applicant has presented their Land Registry which confirms they have a right of access over the private lane. Consequently, only the second and third informatives are attached to the recommendation to grant permission].

## **8. REPRESENTATIONS**

One third-party representation has been received objecting to the original plans, though several points remain relevant to the revised plans. The comment is summarised below:

- **Design (scale, form and materials):**
  - The proposed reconstituted stone and timber cladding is not in keeping with the natural stone of the historic cottages.
  - The new front gable and its associated roofline could substantially change the appearance of and dominate the small cottage group. [For reference, the front gable is now removed.]
- **Public Rights of Way and Construction management:**
  - The construction process has the potential to obstruct the access lane and public footpath MEL72.
  - Neston Park owns the access lane and should be consulted.
  - 169 Littleworth Lane should have been consulted.
  - Other users of the lane and footpath should have been consulted.

- Queries how the construction process intends to deal with construction traffic and parking, deliveries, maintaining safe and unrestricted access for all users and maintaining the condition of the lane and footpath.

## **9. PLANNING ASSESSMENT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Design (including heritage)
- Landscape
- Natural resources
- Neighbouring amenity
- Other matters

### **9.1 Design (Including Heritage)**

- 9.1.1 WCS Core Policy 57 requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics.
- 9.1.2 WCS Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance.
- 9.1.3 Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.
- 9.1.4 JMNP2 Policy 20 requires development to conserve and/or enhance the quality and local distinctiveness of the Neighbourhood Plan area and demonstrate how it has been informed by the Melksham Design Guide and Codes and thus how it responds positively to the history and character of the site context.
- 9.1.5 JMNP2 Policy 21 identifies buildings of local heritage importance and requires development proposals involving these buildings to demonstrate that appropriate consideration has been given to the significance of the asset, its key features, setting, contribution the asset makes to its setting and that heritage issues have been fully accounted for.

- 9.1.6 As set out in section 3, the host dwelling is a historic property that forms part of a group with the neighbouring properties. It is not identified as a building of local heritage importance in the JMNP2, nor is it subject to any statutory heritage designations. Nonetheless, it is an attractive period property, and this is factored into the below assessment.
- 9.1.7 The proposed single-storey front extension would largely follow the footprint of the modern hipped-roof extension and lean-to, extending approximately 1m forward of the lean-to and 4.3m beyond the southwest side of the hipped-roof element. This would result in only a modest increase in floorspace. Its flat roof, with a low height of 2.6m compared to the existing hipped roof which rises up to 3.6m, also reduces its overall bulk. It is therefore considered proportionate to the host dwelling.
- 9.1.8 The proposed two-storey side extension is a more sizeable addition, matching the host dwelling's approximate 6m width and 4.3m eaves height. However, it is set slightly back from the front gable, would be shorter in length (measuring 3.8–6.2m compared to the 9.8m length of the southwest elevation), would have a smaller footprint (around 32sqm versus the 53sqm two-storey element), and its ridge would be set 0.4m below that of the main house, and it would comprise two staggered gables, each narrower than the original 4.3m-wide front gable. These dimensions would ensure that the extension remains subservient to the host dwelling.
- 9.1.9 The combined extensions would however represent a notable increase in built form, expanding the building from approximately 149sqm to 218sqm (GEA) – an increase of about 46% – however, their overall form and massing temper this scale, in particular, the low flat-roofed front extension and the comparatively narrower and lower two-storey addition help ensure that, on balance, the proposal remains subservient to the host dwelling in footprint, height and massing.
- 9.1.10 Furthermore, the proposal would preserve the established hierarchy of the building group. The extensions would be read as secondary to the principal hipped-roof properties. As the proposed extension remains demonstrably subservient to the host dwelling, it would appear as an appropriate addition when viewed in the context of the building group.
- 9.1.11 The contemporary design and materials palette would reinforce this hierarchy and complement the character and appearance of the building. Although concerns have been raised by the Parish Council and a member of the public about the use of timber cladding, officers consider that the proposed timber cladding would give the extension a softer and lighter weight appearance that would not compete with the visually dominant stonework of the original built form.
- 9.1.12 Officers also note that Historic England's I Want to Extend My House guidance states that *"...cleverly chosen contrasting materials in a modern design may work well for some buildings, where the extension can then be clearly 'read' as different to the old house. But the effect should not be so different that the extension is more prominent than the main building"*.

9.1.13 Given the above, the proposal is supported by officers. Furthermore, the applicant contends that the proposal would maintain the primacy of the original building while complementing its character in a manner similar to the below examples of timber clad subservient additions.



**Figure 4:** Contemporary timber extension precedents supplied by the applicant.

9.1.14 In addition, officers note that the proposed flat sedum roof would reveal more of the original gable (partially covered up by the hipped roof) while also softening and greening the building's appearance. Meanwhile, the side extension's gables would reflect the form and traditional steeper roof pitch of the host dwelling.

9.1.15 Officers consider the replacement of existing uPVC windows with powder-coated aluminium glazing would be an improvement. Although the insertion of a window in the front gable and removal of the chimney are less desirable elements forming part of this proposal, however, both fall within permitted development allowances. The landscaping proposals are also acceptable, and the planting adjacent to the front elevation would further soften and green the building's appearance.

9.1.16 Having regard to the above, the proposed development would be subservient to and would respect the appearance and character of the host dwelling. The proposal would also read as a tertiary addition in the context of the building group, and its contemporary style and soft materials palette would complement the host dwelling and the wider street scene. The proposal is therefore considered to constitute high quality

development that conserves the historic environment in accordance with WCS Core Policies 57 and 58, JMNP2 Policies 20 and 21 and the Wiltshire Design Guide.

## **9.2 Landscape Impacts**

- 9.2.1 WCS Core Policy 51 requires development to protect, conserve and, where possible, enhance the character of Wiltshire's landscapes through sensitive design and landscape mitigation and enhancement measures. Proposals should have due regard to the relevant Landscape Character Assessments.
- 9.2.2 JMNP2 Policy 18 requires that development integrate natural features, draws on local landscape characteristics, responds sensitively to settlement settings and conserves or enhances the character, openness, tranquillity and amenity of the open countryside.
- 9.2.3 Public footpath MELW72 runs along the site frontage, with MELW71 offering views towards the site from the northern field. Given the proposal's low height, use of softer materials, green roof and associated landscaping and having regard to the limited intervisibility of the landscape due to mature field boundaries and woodland, views of the extension would be largely confined to the immediate surroundings. In this context, it would be read alongside neighbouring properties and scattered outbuildings and would not appear as an incongruous feature. As such, the proposal is considered to conserve the local landscape in accordance with WCS Core Policy 51 and JMNP2 Policy 18.

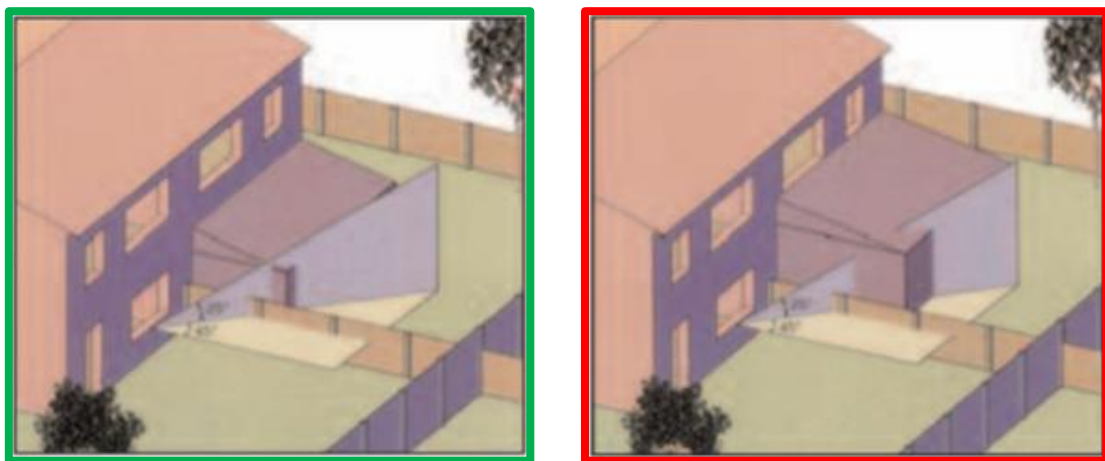
## **9.3 Natural Resources**

- 9.3.1 WCS Core Policy 41 encourages all development, including refurbishment and extensions, to incorporate design measures to reduce energy demand, through passive solar, heating and airflow optimisation and the provision of renewable energy sources. This requirement echoed in JMNP2 Policy 1.
- 9.3.2 The existing dwelling performs poorly in terms of energy efficiency; it is inadequately insulated and entirely dependent on fossil fuel energy. The proposal would significantly enhance the property's environmental sustainability credentials by introducing a renewable energy source in the form of a biomass boiler. In addition, the new extension would be constructed to meet the UpToDate Building Regulations standards, resulting in substantially reduced carbon emissions over the building's lifetime. In this respect, the proposal accords with WCS Core Policy 41 and JMNP2 Policy 1.

## **9.4 Neighbouring Amenity Impacts**

- 9.4.1 WCS Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources.

- 9.4.2 The Design Guide states that minimum garden areas for all houses should be equivalent to the footprint of the house and that a back-to-back separation distance of minimum 20m should be respected. The guide also refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing proposals. Appendix D of the guide states that extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.
- 9.4.3 To assess whether a proposal maintains adequate daylight for neighbouring properties, the BRE guidance advises that new development should not obstruct a horizontal 45-degree line taken from the centre of the nearest habitable-room window. If this line is obstructed, the guidance then recommends applying the vertical 25-degree test, whereby the development should not obstruct a vertical 25-degree line applied to the horizontal 45-degree line, again taken from the centre of a front- or rear-facing habitable-room window (see diagram).



**Figure 5:** Example 45-horizontal and vertical 25-degree tests. Green: Acceptable (45-degree line obstructed but 25-degree line unobstructed). Red: Unacceptable (both 45- and 25-degree lines obstructed).

- 9.4.4 In this case, the front 0.7m of the proposed porch would infringe the horizontal 45-degree line taken from the neighbouring porch window but would not breach the vertical 25-degree test. In line with BRE guidance, this indicates that acceptable daylight levels would be maintained. It is also relevant that porches are not typically treated as habitable rooms; however, officers could not confirm whether the neighbour's porch was enclosed and functioning as part of a designated habitable space within the adjoining property.
- 9.4.5 The porch would not materially increase overshadowing, as the neighbour's frontage is already overshadowed by the host dwelling's two-storey gable. The replacement of the existing hipped-roof extension with a lower 2.6m flat roof would likewise have no additional effect on light or outlook. The two-storey element projects southwest and would not affect the adjoining property. No new openings would result in harmful overlooking. As such, the amenity of the neighbouring property would be safeguarded.

- 9.4.6 Having regard to the above, the proposal provides an acceptable level of natural light, privacy and outlook for both the host dwelling and neighbouring occupiers. It also meets internal space standards and retains sufficient outdoor amenity space. The proposal therefore provides a high standard of amenity in accordance with WCS Core Policy 57.

## 9.5 Other Matters

- 9.5.1 **Transport:** The proposal would create an additional bedroom, resulting in a four-bed dwelling that requires three on-site parking spaces under the Council's parking standards. The existing forecourt and garage already provide ample parking capacity to meet this requirement. In addition, the Council's highways officer has reviewed the scheme and raises no objection. As such, the proposal complies with WCS Core Policies 57 and 64 and the NPPF.
- 9.5.2 **Construction management:** In response to concerns raised by the Parish Council and a local resident, the applicant submitted a Construction Management Plan (CMP). The CMP commits to securing any necessary agreements with the Local Highways Authority, prohibits large articulated lorries, and requires deliveries to be staggered to avoid congestion. It also includes measures to record the condition of the access before and after construction, with a further commitment to make good any damage. Banksmen will be used to ensure pedestrian safety, and provisions are included for parking, storage and general site practices. Officers support the applicant's CMP to provide appropriate safeguards for the site context and note that the Parish Council also welcomes the document.
- 9.5.3 **Land ownership, development notification and public consultation:** Initial concerns were raised by the Parish Council and local resident that not all owners of the private access had been notified and that certain properties along Littleworth Lane had not been consulted as required.
- 9.5.4 Officers confirmed that while the public highway extends to the corner of Littleworth Lane, the remaining east-west section is privately owned. The applicant subsequently supplied Land Registry documents for this section of the lane and for the properties it serves. These confirmed that the lane is owned by Neston Park, with adjoining properties benefitting from a right of access rather than ownership. Accordingly, Neston Park was the only party requiring formal notification. The applicant duly served notice on Neston Park and submitted an amended application form with a completed Certificate B. Officers are therefore satisfied that the correct ownership notification procedures have been followed.
- 9.5.5 Regarding public consultation, the proposal is a householder application for a non-listed building outside a Conservation Area. In such cases, Article 15 of the Development Management Procedure Order requires the Council to notify the public either by sending neighbour notification letters or by displaying a site notice, in addition to publishing the application on the Council's website. Neighbour letters were issued to properties adjoining the application site, and a site notice was displayed in a visible

location along the private lane/public footpath MELW72. The application was also published online. Officers are therefore satisfied that the statutory public consultation requirements have been followed.

## **10. CONCLUSION**

The proposal represents a high-quality design that would be subservient to, and complementary of, the main host dwelling and would not appear obtrusive when viewed in combination with neighbouring properties. The scheme would significantly enhance the building's environmental performance and maintain an acceptable level of residential amenity for both the host property and adjoining occupiers. It is also acceptable in terms of transport impacts and construction management, and officers confirm that all the required notification and consultation procedures have been properly followed.

Consequently, the proposal is considered to comply with the aforementioned sections, policies and guidance of the Wiltshire Core Strategy, Joint Melksham Neighbourhood Plan 2, Wiltshire Design Guide and the NPPF. As such, the application is recommended for approval, subject to the conditions set out below.

**RECOMMENDATION:** That Planning Permission be APPROVED, subject to the following conditions and informatives:

### **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 strict accordance with the following approved plans and documents:

- Location plan, ref: 2148 – EX-002-A
- Revised scheme following meeting with Planning Officer [proposed site plan, floor plans and elevations], ref: 2148 – PL-002-A
- Construction Method Statement, dated March 2026

REASON: For the avoidance of doubt, in the interests of proper planning and, in respect of the Construction Method Statement, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

**Informatives:**

The applicant should note that no construction / demolition vehicle access may be taken along MELW72 without prior consultation with the Rights of way Countryside Access Officer (CAO). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way MELW72 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire Council.