

# APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

## DELEGATED REPORT

|                          |                                                                                               |
|--------------------------|-----------------------------------------------------------------------------------------------|
| APPLICATION REFERENCE:   | PL/2026/01104                                                                                 |
| APPLICATION TYPE:        | Householder Planning Permission                                                               |
| SITE ADDRESS:            | LOVES FARM, BOWERHILL, MELKSHAM, SN12 6RB                                                     |
| DEVELOPMENT DESCRIPTION: | Demolition of Existing Side Conservatory, New Door Openings and Single Storey Rear Extension. |
| RECOMMENDATION:          | <b>That Planning Permission be GRANTED</b>                                                    |



### PROPOSAL

The proposal seeks planning permission for the demolition of an existing side conservatory, the formation of new door openings, and the construction of a single-storey rear/side extension. The demolished conservatory, as shown on the submitted site plan, would be replaced with an outdoor patio area. The proposed ground-floor extension would extend the existing living room to create a larger open-plan kitchen and dining space, and would be constructed of matching brick elevations with aluminium bi-fold doors, a pitched lead roof with timber rolls, and flat rooflights.

### SITE DESCRIPTION / CONTEXT

The application site comprises a two-storey modern dwelling set within a large residential curtilage, together with a number of associated outbuildings. The main dwelling is constructed of red brick with stone lintels and a dark tiled roof, with white uPVC windows, white rainwater goods, and areas of white weatherboard cladding. The wider site includes a dark timber-clad outbuilding and a cream-rendered garage to the front. The property is surrounded by open agricultural land and is located approximately 150 metres outside the defined settlement boundary of Melksham and Bowerhill. The Grade II listed Old Loves Farmhouse lies approximately 40 metres to the south across the A365, and the site is within Flood Zone 1 with no recorded surface or groundwater flood risk.

## PLANNING HISTORY

| Reference No.  | Proposal / Summary                                                                                                                | Decision |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|----------|
| W/07/02307/FUL | Extension forming bedroom en-suite over existing building with porch and construction of detached building to house swimming pool | Approved |
| W/98/00954/FUL | Single storey extension                                                                                                           | Approved |

## RELEVANT LEGISLATION, POLICIES AND GUIDANCE

### Wiltshire Core Strategy:

|                |                                                    |
|----------------|----------------------------------------------------|
| Core Policy 1  | Settlement Strategy;                               |
| Core Policy 2  | Delivery Strategy;                                 |
| Core Policy 15 | Spatial Strategy: Melksham Community Area;         |
| Core Policy 50 | Biodiversity and Geodiversity;                     |
| Core Policy 51 | Landscape;                                         |
| Core Policy 57 | Ensuring High-Quality Design and Place Shaping;    |
| Core Policy 58 | Ensuring Conservation of the Historic Environment; |
| Core Policy 60 | Sustainable Transport;                             |
| Core Policy 61 | Transport and Development;                         |
| Core Policy 64 | Demand Management;                                 |
| Core Policy 67 | Flood Risk;                                        |

### Joint Melksham Neighbourhood Plan 2 (2020-2038)

### The National Planning Policy Framework (NPPF) and The Planning Practice Guidance (PPG)

### Wiltshire Design Guide - Appendix D – Design Guidance for Householder extensions

### Wiltshire Local Transport Plan 2011–2026: Car Parking Strategy (March 2015) & (LTP4) (March 2025)

### Emerging Policy – Wiltshire Local Plan Review

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.

## CONSULTATION RESPONSES

### Melksham Without Parish Council – No Objection

### Archaeology (Wiltshire Council) – No Objection

## REPRESENTATIONS

No third-party comments 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.

Householder extensions are generally acceptable in principle, as they typically fall within the established residential curtilage of a property and do not result in new residential development in the open countryside. In this case, the proposal also lies within the defined limits of development set out in the Core Strategy, further reinforcing its acceptability in principle.

### Design and Impact upon the upon the character and context of the area

Core Policy 57 Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy requires all new development to achieve a high standard of design that responds positively to its local context. Proposals must reinforce and enhance local character and distinctiveness, relate appropriately to the surrounding landscape, and demonstrate a thoughtful response to existing townscape features. This includes careful consideration of elements such as building height, scale, massing, building line, materials, and overall appearance, ensuring new development integrates harmoniously with its setting.

The proposed single-storey extension is of a modest height and scale and is clearly subservient to the host dwelling, sitting well below the main roof line and surrounding outbuildings. It is designed with matching brick elevations and a large, glazed frontage, ensuring visual continuity with the existing property. The pitched lead roof with timber rolls reflects the materials used on the adjacent outbuilding to the west, reinforcing a coherent and respectful design approach. On the south-east elevation, the introduction of large, glazed openings framed by replicated lintels and stone masonry dressings replaces the existing conservatory and results in a more integrated and permanent architectural form. Overall, the proposal employs appropriate materials and detailing which respond positively to the character of the host dwelling and represents a harmonious and high-quality addition.

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.



*Existing Elevations*



*Proposed Elevations*



*Site Visit Image*

### Conservation and Heritage

Core Policy 58 outlines development consideration with regard to the historic environment. The policy states that heritage assets and their settings must be conserved and, where appropriate, enhanced through any proposed development. In assessing works to a listed building, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have *special regard* to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it possesses.

The host dwelling is a modern property which does not itself constitute a heritage asset, and the proposed works would therefore result in no change to the contribution the site currently makes to the setting or significance of the nearby Grade II listed Old Loves Farmhouse. The proposal is modest in scale and confined to the rear and side of the dwelling, and given the separation distance of approximately 40 metres, together with the intervening A365 carriageway, boundary treatments, and existing outbuildings, the development would have no material impact on the setting or appreciation of the listed building. Due to its low-level, single-storey form and positioning, the extension would be largely imperceptible in conjunction with the heritage asset and would not be visible in key views. As such, the proposal is considered to preserve the setting and significance of the listed building and to fully accord with the statutory duties set out in Sections 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the objectives of Core Policy 58.

### 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, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed side extension is single storey in nature and is orientated inward toward the application site, with a significant degree of enclosure provided by existing boundary treatments and intervening outbuildings. As such, the proposed windows would not give rise to any overlooking or loss of privacy to neighbouring properties, and it is effectively impossible for the development to result in any harmful amenity impacts in this regard. Furthermore, given the single-storey height of the extension, its siting, and the absence of adjacent dwellings, the proposal would have no overbearing or overshadowing impact whatsoever. The new glazed openings which replace the existing conservatory would also not affect neighbouring amenity; the former conservatory featured a more prominent glazed frontage, and its replacement therefore represents a neutral or reduced visual presence. In any event, there are no nearby residential properties in this direction for the proposal to overlook. Overall, the development is considered to fully safeguard neighbouring residential amenity.

The proposal is appropriately sited, designed, and oriented to ensure that it would not result in unacceptable impact upon/to the amenities or living conditions of neighbouring residential occupiers, particularly in terms of outlook, privacy, or access to natural light.

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

### Other Issues

Core Policy 50 of the Wiltshire Core Strategy requires development to avoid and reduce disturbance to sensitive wildlife species and habitats. While Biodiversity Net Gain has been established as a mandatory consideration through Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021), householder developments are exempt from this requirement. In this instance, there are no identified ecological constraints affecting the site, and the proposed extension would be contained entirely within the existing residential curtilage. The development has a minimal footprint, would not result in the loss of habitats, and would have no interaction with the existing roof structure, thereby avoiding any potential impacts on protected species such as bats or nesting birds. Overall, the proposal is considered to have no harmful ecological effects and is compliant with Core Policy 50.

The application does not propose the introduction of any additional bedrooms to the property, nor does it include any alteration to the existing parking and access arrangements. It is therefore considered that there is no highway or transportation concerns present with the proposal, and it is otherwise considered acceptable.

Core Policy 67 of the Wiltshire Core Strategy requires development to be located, designed, and constructed so as to minimise vulnerability to flooding and ensure that flood risk is not increased elsewhere. The application site is situated within Flood Zone 1, and the Council's Strategic Flood Risk Assessment identifies no risk from fluvial, surface water, or groundwater flooding. The proposed extension would be constructed within existing residential curtilage and has a very limited footprint, such that it is expected to have minimal to no impact on surface water runoff. Given its scale and nature, the development would not give rise to any drainage harm and is capable of being served by existing drainage arrangements.

## **CONCLUSION**

The proposal is considered to be acceptable and in accordance with the relevant policies and guidance outlined above.

## **RECOMMENDATION: That Planning Permission be GRANTED subject to the following 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

Proposed Ground Floor Plan PL-10

Proposed South West and North West Elevations PL-20

Proposed North East and South East Elevations PL-21

Proposed Roof Plan PL-12

Proposed Site Plan PL-02

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