

APPLICATION FOR REMOVAL/VARIATION OF CONDITIONS DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01058
APPLICATION TYPE:	Removal/Variation of Conditions
SITE ADDRESS:	4 NEW BUILDINGS, SEEND CLEEVE, SEEND, MELKSHAM, SN12 6QD
DEVELOPMENT DESCRIPTION:	Variation of Condition 2 (Approved plans) of PL/2025/07568 - Single Storey Extension to Rear and Outbuilding
RECOMMENDATION:	That Planning Permission be GRANTED

SITE & PROPOSAL

The application site forms part of a row of terraced two-storey dwellings, identified as 4 New Buildings. The properties are constructed predominantly of stone with brick detailing around openings, under pitched roofs finished with clay red/orange double Roman tiles. Fenestration consists of white uPVC windows and doors. Each dwelling benefits from a modest front garden abutting the road, with long, narrow rear gardens separated by a track, where parking is provided. The setting is characterised by a standalone linear cluster of 12 terraced dwellings, surrounded by open countryside and positioned adjacent to Seend Cleeve Road.

The site lies outside the defined settlement boundary of Seend, to the south of Melksham, and is accessed via Seend Cleeve Road. The terrace of properties are identified within the Seend Parish NP under Policy SP3 as Locally Valued Non-designated Heritage Assets – group C New Buildings

Planning permission was granted in December 2025 for the erection of a single storey rear extension and a detached outbuilding. This application seeks to vary condition 2 relating to the approved plans to allow for alterations to the external materials. There are no other changes to the scheme.

PLANNING HISTORY

PL/2025/07568 Single Storey Extension to Rear and Outbuilding (approved)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 15 Spatial Strategy for Melksham Community Area
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

- Policy SP1: Locally Distinctive High-Quality Design
- Policy SP3 Locally Valued Non-designated Heritage Assets – C New Buildings
- Policy SP9: Pre-application Community Engagement

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions
 The National Planning Policy Framework (NPPF)
 The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Seend Parish/Town Council: No comments received.

REPRESENTATIONS

No comments 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 of the non-designated heritage asset and context of the area

CP57 and CP58 together seek to ensure all new development contributes to the character of Wiltshire by, amongst other things, responding positively to the value of the historic environment and by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy SP3 of the Seend Parish Neighbourhood Plan identifies the terrace known as New Buildings as a Locally Valued Non-Designated Heritage Asset. This designation reflects the group's contribution to the historic and architectural character of the area. Development proposals affecting these assets must therefore demonstrate sensitivity to their setting, scale, and distinctive features.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the

original house or by contrast with a modern or traditional aesthetic.

The proposed single-storey rear extension is modest in scale, positioned to the rear of the dwelling, and would not be visible from the public realm. It is designed to appear subservient to the host property, avoiding any dominance over the original building. The extension respects the established rhythm of the terrace and is consistent with the pattern of development, where similar rear additions are already present.

The detached outbuilding is located within the extended garden area alongside other ancillary buildings and considered to be of similar character. Its siting ensures it would not disrupt the linear form of the terrace or harm the wider rural setting. While the outbuilding introduces additional bulk, its separation from the main dwelling and its ancillary function mitigate any potential impact on the significance of the heritage asset.

The revised choice of materials has been carefully assessed against the requirements of Core Policy 57 and Policy SP3, which states the importance of high-quality design and compatibility with local character.

The extension would incorporate clay brickwork to match the existing dwelling, with small elements of fairfaced block to the side elevations under flat roof finished with a single-ply membrane and brick parapet wall. There is no change to the proposed windows and doors which are to be uPVC. These materials are considered appropriate and sympathetic to the host property and the terrace as a whole.

The outbuilding would be constructed in a combination of rendered block and brick which is considered to be consistent with the material palette of the terrace. This approach is considered appropriate and sympathetic to the character of the non-designated heritage asset.

The resultant building would appear very similar to that previously approved. It is therefore considered that the proposal as revised would have no negative impact on the character and appearance of the locality being compliant with Core Policies 57 and 58, Policy SP3 of the Seend Parish Neighbourhood Plan, and the design principles set out in Appendix D of the Wiltshire Design Guide.

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.

Loss of Light / Overshadowing

The single-storey rear extension is modest in height (3.3m) and depth (5.7m) and positioned within the rear garden. Given its scale and orientation, it is not considered to result in any unacceptable loss of light or overshadowing to the adjoining properties at Nos. 3 and 5 New

Buildings. The detached outbuilding is located within the extended garden north of the track, well away from neighbouring dwellings, and would not affect daylight or sunlight levels.

Loss of Privacy

The extension includes standard ground-floor windows and doors, which would not introduce any new opportunities for overlooking beyond the existing situation. The outbuilding does not include any first-floor accommodation or elevated openings that would compromise privacy. To ensure this remains the case, a condition would be imposed to prevent the flat roof of the rear extension from being used as a balcony or roof terrace. This would safeguard against any potential overlooking into neighbouring gardens.

Overbearing Impact

The extension is single-storey and positioned close to the host dwelling, appearing as a subservient addition. Its scale and siting ensure it would not appear overbearing to adjacent occupiers. The outbuilding, while larger than some existing structures, is located within the extended garden area and separated from neighbouring dwellings, mitigating any sense of dominance.

Conclusion

The proposal as revised is considered acceptable in terms of residential amenity. Subject to the recommended condition restricting use of the flat roof as a balcony, the development would not result in unacceptable impacts on neighbouring properties. The proposal therefore complies with Core Policy 57 (vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide, and the relevant provisions of the NPPF.

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.

The application site benefits from rear access via an existing track and front access from Seend Cleeve Road. The revised plans indicate that three off-street parking spaces would be available, two in front of the proposed garage and one within the garage itself. This provision meets the minimum parking standards for a dwelling of this size and ensures adequate space for turning and maneuvering.

There is no change over the previously approved layout in terms of parking. In providing comments in response to the previous application the Highways Officer confirmed that subject to the imposition of a condition requiring the parking spaces to be completed and retained for that purpose, there was no objection to the proposal. No concerns were raised regarding parking, visibility splays or access arrangements, and the development was not expected to generate additional traffic that would adversely affect highway safety.

The proposed development as revised would not result in any adverse impact on highway safety. Adequate parking and turning provision would be provided in accordance with

Wiltshire's adopted parking standards, and access arrangements are acceptable. The proposed parking would be secured as part of the approved plans condition.

The revised 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 as revised 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, or the interests of highway safety, heritage, or ecology.

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 10 December 2028.

REASON: To comply with the provisions of Sections 73 and 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, Existing Plans & Elevations: DWG No. 4384-01 Rev A- Received 13 February 2026
 - Revised Proposed Plans, Elevations, Sections A-A: DWG No. 4384-02 Rev C-Received 13 February 2026
 - Revised Proposed Elevations & Floor Plan Outbuilding: DWG No. 4384-03 Rev C- Received 13 February 2026

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

3. The flat roof area (rear extension) of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.