

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01498
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Three Ways. Spout Lane, Seend, Melksham, SN12 6PE
DEVELOPMENT DESCRIPTION:	Alterations and extensions to existing dwellinghouse including creation of a first floor and associated works
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the alterations and extensions to existing dwellinghouse including creation of a first floor and associated works.

The submitted details confirm the external materials proposed would be of chalk colour render and orange-red brick for the walls, natural slate roof tiles, oak frame featuring the front entrance, and flush-casement windows in white, with the front door and garage doors finished in grey.

A Juliet balcony is proposed at first floor level on the south-east elevation.

The installation of solar panels on the southwest and southeast elevations are included as part of the proposal.

SITE DESCRIPTION/CONTEXT

The application site relates to the residential dwelling known as Three Ways, situated within the settlement boundary of Seend, identified as a Large Village in the Wiltshire Core Strategy.

The application building is an existing bungalow, with three bedrooms and garage. The existing materials are of reconstituted stone and hung tile cladding, concrete tiles and white uPVC windows.

The site lies adjacent to the Seend Conservation Area, abutting it on the western and southern boundaries. The site also lies in close proximity to a number of Grade II listed buildings, including Seymour Lodge (approximately 30 metres to the west), the walled garden to the west of Seend Green House (approximately 10 metres to the south), and Seend Green House (approximately 45 metres to the southeast).

There is a tree protected by a Tree Preservation Order on the southern area of the site.

The site is accessed via a private drive off Spout Lane to the east.

There is a public rights of way footpath SEEN24 approximately 76 metres to the northeast, and another SEEN6 approximately 56 metres to the west.

Based on the latest national flood mapping data updated by Environmental Agency in 2025, the site lies within Flood Zone 1, and is identified to be at negligible risk of surface water flooding. According to the Council's Strategic Flood Risk Assessment in 2024, the site is identified to be at risk of groundwater flooding to surface and subsurface assets.

The site is not subject to any protected ecological or landscape designations.

PLANNING HISTORY

Proposal / Summary
K/41796 - The erection of a single storey extension – Approved with conditions 19 September 2001
K/31416 - The erection of 2 linked 2 storey dwellings – Approved with conditions 7 April 1995

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- 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

Seend Parish Neighbourhood Plan 2020-2030 ('made' May 2021):

- Policy SP1: Locally Distinctive, High Quality Design
- Policy SP2: Seend Conservation Area

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

WC Highways: No objection

Seend Parish 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 heritage assets, character and context of the area

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Policy SP1 of the Seend Parish Neighbourhood Plan (SPNP) requires all proposals to respond and integrate with the locally distinctive characteristics of the natural and built environment as set out in the Seend Parish Character Statement. In addition, Policy SP2 supports the above, and requires proposals within the Conservation Area and its setting to demonstrate regard to the Seend Conservation Area Statement and that materials should be sensitive to the heritage of the area, with the following palette of materials listed:

- a. red brick (size, colour, texture, bond and mortar mix are all important details)
- b. combinations of red brick and natural stone, including ashlar stone details
- c. clay roof tiles and natural slate
- d. chimney stacks should be integral to the building and could also serve a functional purpose such as concealing vents or ducts

The existing dwelling is situated outside, but adjacent to, the Conservation Area of Seend and also adjacent to the curtilage of Seymour Lodge, a Grade II listed building. Based on historic planning records, the two dwellings forming a semi-detached building to the east of the application site were later additions, proposed within what was formerly the curtilage of the application property. The application building itself is not listed, nor is it identified as a non-designated heritage asset or noted as an element of heritage significance within the SPNP, the Seend Conservation Area Statement, and the Seend Parish Character Statement.

Officers have undertaken a site visit to better understand the relationship between the site and the heritage assets in the vicinity. Whilst the site is situated adjacent to the public highway to the south, the application building is situated approximately 37.5 metres from High Street, and approximately 83 metres from Spout Lane. Views of the existing dwelling are largely obscured from the public highway by intervening vegetation and built form, however, views of the property are available from the PRoW footpath SEEN24. On the basis of the above, it is considered that the existing building provides limited contributions to the significance of nearby heritage assets.

The submitted Planning Statement has referred to the Seend Conservation Area Statement, and has set out the design rationale for the proposed alterations and extensions. The existing characteristics of the existing properties within the local area have clearly been considered as part of the design of the proposal.

The proposal would result in the dwelling being increased in height, being larger in scale and massing. Whilst the overall extension would not be considered subservient to the original dwelling, however, it would be seen in context with the built form in the area, which are all mostly two storey dwellings in the vicinity. Furthermore, the proposed external materials for the walls and roof are consistent with the palette of materials listed under Policy SP2 of the SPNP, and other materials proposed would also be largely reflective of materials found within the local area. The proposed solar panels and Juliet balcony would also be largely obscured from the public realm.

The proposal, by virtue of its scale, design, and use of materials, is considered to preserve the character and appearance of the conservation area. It would not result in harm to the significance of any heritage assets.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 and 58 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide, Policies SP1 and SP2 of the Seend Parish Neighbourhood Plan and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 size of the plots of the application site and neighbouring properties are relatively large. Given the distance between the buildings, and their respective available private amenity spaces, it is not considered that the proposal would result in unacceptable overshadowing impacts on the neighbouring amenity.

Loss of Privacy

The proposal would result in some windows at first floor level facing towards the private amenity areas of Seymore Lodge, however, there are intervening trees which is considered to provide some natural screening to the views. Therefore, the overlooking impacts are considered limited.

Overbearing Impact

Given the property would be set back at least 4 metres from the shared boundaries, it is not considered that there would be any overbearing impacts on the neighbouring amenities.

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 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 building is served by an existing access and there is sufficient space on-site to accommodate the required car parking spaces and turning provision. The proposal does not include any alterations to these existing arrangements. The Council's Highway Authority raises no objections against the proposal.

As such, the proposed development would not result in any adverse impact on highway safety.

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.

Other issues

The proposed development would not impact upon the tree protected by a Tree Preservation Order on the southern area of the site.

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, 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.

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:

Application form & Certificate; received 4 March 2026
Proposed Block Plan; 25077-110; received 4 March 2026
Proposed Elevations; 25077-107-C; received 4 March 2026
Proposed Floor Plan; 25077-106-A; received 4 March 2026

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

INFORMATIVE NOTES:

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.

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.