

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01884
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	44 Longford Road, Melksham, SN12 6AT
DEVELOPMENT DESCRIPTION:	Proposed Replacement Rear & Side Extensions & Front Extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed replacement rear and side extensions and a front extension. The proposal will be finished in brick to match the existing finishes, along with matching roof materials. Windows and doors will be white UPVC to match the existing as will rainwater goods.

SITE DESCRIPTION/CONTEXT

The proposal is part of an existing residential area, with a consistent vernacular. The wider area is not covered by any additional constraints in terms of ecology, conservation or flooding.

PLANNING HISTORY

Proposal / Summary
PL/2026/01884 - Householder planning permission – Proposed Replacement Rear & Side Extensions & Front Extension
W/86/00769/FUL - Full planning permission Decision - Approve with Conditions Date: 22/7/1986 – Repair to garage roof by replacement of leaking flat roof by pitched roof extending over porch area

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Melksham Joint Neighbourhood Plan

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

Melksham Town Council: No objection

Wiltshire Council Archaeology: No objection

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 and context of the area

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 proposal will see the delivery of a lean-to style rear extension and a side extension which effectively wraps around the side and protrudes past the principal elevation. The rear extension in this instance is broadly comparable to the existing conservatory which it replaces.

In terms of totality the proposal in this instance is considered to be acceptable in terms of scale and does not suggest that the wider plot is being overdeveloped.

In terms of design the proposal is considered to be a sympathetic addition which reflects the wider character and appearance.

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 and the Join Melksham Neighbourhood Plan.

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.

Due to the proposals location limited height and relationship with surrounding properties it is considered that the proposal in its totality would not result in any unacceptable impacts upon amenity in terms of overlooking, loss of light or overbearing impact.

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

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.

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:
202614 B Location and Proposed Block Plan
202614 B Existing/Proposed Elevations and Floor Plan
(Received by LPA 26th March 2026)

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

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 detailed on the approved drawings and application form.

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