

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02407
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	8 Grange Close, Whitley, Melksham, SN12 8QW
DEVELOPMENT DESCRIPTION:	Proposed garage conversion, single storey rear extension and associated works.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed garage conversion, single storey rear extension and associated works. The application is submitted using Householder application forms.

The extracts below demonstrate the existing appearance of the building, together with the proposed appearance subject to this application:



The proposed rear extension would be integrated with the existing garage, which is subject to a proposed conversion, to enable the relocation and enlargement of the existing kitchen, with associated ground floor living area, WC and utility room. To facilitate the proposed works, it would be required to remove the existing ground floor sun room at the rear of the property. The proposed extension would create a wraparound 'L' shaped structure, which would feature a flat roof to the rear elevation, a pitched roof to the front and a single storey gable to the side elevation. The footprint of the extension would not exceed beyond the established front wall of the garage, maintaining the existing side wall projection of the garage, however would project beyond the existing rear wall of the main dwelling. The rear flat roof would incorporate flat rooflights to serve the kitchen and family room, with the external walls proposed to be finished in off-white render with partial sections of anthracite grey cladding, anthracite grey doors and windows and grey flat roof tiles.

In terms of fenestration, the existing garage door to the front elevation would be replaced with an entrance door and small window adjacent, whilst the rear elevation would feature a triple casement window with 2 full height windows. The side (NE) elevation would feature a triple bi-fold door for access to the rear amenity space.

SITE DESCRIPTION/CONTEXT

The site known as 8 Grange Close is a detached single storey dwelling located at the end of a no-through road in the village of Whitley near Melksham. The property is set back from the road and occupies a generous plot with a large rear garden and off-road parking to the front of the dwelling. The property features a pitched roof with forward projecting front gable, whilst the integrated garage is a flat roof structure to the side (west) elevation that is recessed from the front elevation. Attached to the rear of the garage is a flat roof sun room which features full-height glazing to all 3 elevations. The main building is constructed from reconstructed stone, with brown profile roof tiles and white UPVC windows and doors. The surrounding area is characterised by detached single storey dwellings of similar style, character and appearance as the main dwelling, constructed in broadly matching materials with examples of rendered elevations also within proximity.



Existing front and rear elevations

The application site is subject to the following planning policy constraints:

- Countryside Character Areas – Avon Vales
- Historic Building Sites and Monuments Records – Settlement, west of Whiteley House
- Negligible risk from groundwater flooding
- Archaeology Monument Lines – Medieval settlement, west of Whiteley House
- Archaeology Monument Polygons - Medieval settlement, west of Whiteley House

PLANNING HISTORY – None relating to this property

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping

The 'made' Joint Melksham Neighbourhood Plan 2 (2020-2038)

- Core Policy 20 (Locally Distinctive, High Quality Design)

Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Achieving Well Designed Places

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact on the Character and Appearance of the Area
- Residential Amenity
- Highways, Access and Loss of Parking

CONSULTATION RESPONSES

Melksham Without Parish Council: No objection

Wiltshire Council Highways Officer: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however no representation 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

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design and materials, with particular regard required for the compatibility of the design with the host dwelling and its surroundings, together with the relationship to adjoining buildings and spaces.

The Wiltshire Design Guide elaborates on WCS Core Policy 57 and requires consideration that should be given to the external appearance, design and materials used for development. Section 12 of the NPPF relates to achieving well designed places.

The proposed extension would occupy broadly the same footprint of the existing garage and sunroom cumulatively, whilst also extending across the rear façade. The incorporation of both a pitched and flat roof at a lower ridgeline to the existing property would enable the proposed extension and conversion to present as a subservient addition to the dwelling, which aligns with the existing character and appearance of the dwelling. Whilst the extension will increase the built form and massing of the building, it is considered proportionate to the existing building and its plot, without resulting in an overtly dominant or incongruous appearance. Whilst elements of the proposed works may be visible from the streetscene, it is noted that the property is located at the end of a no-through road, thereby limited passing views to the property from within the surrounding area.

The introduction of alternative construction materials would alter the existing material palette of the application site. While examples of rendered finishes are present within the surrounding area, it is proposed that all elevations of the property would be finished in render, complimented by sections of anthracite grey cladding. Although this approach would differ from the established material palette and alter the current appearance of the property, it is not considered to result in a design that would appear incongruous or unsympathetic within the

context of the site and the surrounding area. Furthermore, as noted previously, the property's location at the end of a no-through road would limit public visibility of the building and reduce the extent of any visual impact.

Collectively, by reason of the scale, design and proposed materials, the proposed works are considered acceptable and would not result in unacceptable visual impact. Therefore, it is considered that the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy 20 of the Joint Melksham Neighbourhood Plan, Appendix D of the Wiltshire Design Guide and section 12 of the NPPF.

Residential 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 properties in proximity to the application site are 9 Grange Close to the SW, 6 and 7 Grange Close to the NW fronting the application site and 105G and 105E Top Lane, to the NE. Additionally, 9 and 10 Brookfield Rise are located to the rear of the application site.

No.9 Grange Close

9 Grange Close is arguably the property in closest proximity to the application site, with the existing garage situated adjacent to the shared boundary. Whilst resulting in increased bulk and mass, the proposed extension would remain a single storey extension that is positioned at a lower ridgeline to the existing dwelling, and would not be situated in closer proximity to the boundary, respecting the existing separation distances. The restricted height and built form of the structure is not considered to give rise to overshadowing or loss of light, whilst no additional fenestration is proposed overlooking the boundary with No.9.

6 and 7 Grange Close

The alteration to the front façade resulting from the garage conversion may be visible to No 6 and 7 Grange Close, given their position fronting the application site and the existing boundary treatments featuring dwarf picket fences and hedging. The only additional fenestration to the front façade would be a small single window adjacent to an entrance door, thereby not resulting in unacceptable increased overlooking. The footprint of the garage is not proposed to be positioned forward of its existing position, thereby maintaining the existing separation distances.

105G and 105E Top Lane

The application site shares a boundary with both 105G and 105E, which are positioned further forward within their plots, thereby resulting in substantial separation distances to the proposed works. Whilst the proposed works may be visible to both properties, the works are located on the opposing side of the main dwelling to these boundaries. Whilst additional fenestration would face the shared boundaries in the form of triple bi-fold doors, the existing separation distances are considered sufficient to mitigate against any increased or unacceptable overlooking.

9 and 10 Brookfield Rise

Whilst the proposed extension would be positioned across the rear façade and result in increased built form, it is also noted that there would be a marginal increase in fenestration across the rear. However, it is noted that the application site benefits from a generous rear garden, resulting in a relatively substantial separation distance between the properties and the host dwelling.

Conclusion

Overall, it is not considered that the proposed development would result in demonstrable adverse impacts on the outlook or privacy of the surrounding properties. 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 proposed works would result in the loss of the garage to the application site and thereby loss of parking provision. The frontage of the site currently benefits from a gravelled area which can accommodate a number of vehicles. The building is proposed to remain a 3 bedroomed property, and to comply with the Wiltshire Car Parking Strategy, the application is required to demonstrate that 2 off-road parking spaces can be provided. The proposed site plan clearly demonstrates that the gravelled area can provide sufficient parking for at least 2 vehicles with a turning area directly in front of the property.

Wiltshire Council Highways Officers have not objected to the application, and it is considered that the proposed development would not result in any adverse impact on highway safety.

Adequate parking and turning provision is provided in accordance with Wiltshire's adopted parking standards, and access arrangements are acceptable.

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.

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, by reason of its scale, design and built form, is considered to enable a sympathetic and subservient addition that preserves the character and appearance of the main building and its setting, whilst the proposed works are considered proportionate to the existing built form. The alterations proposed to the construction materials and finishes does alter the existing material palette of the property, however it not considered to result in unacceptable visual impact or materials deemed incongruous within this setting. With regards to residential amenity, the proposed works are not considered to result in unacceptable loss of light, increased overlooking, overshadowing or overbearing effects to the neighbouring properties. Additionally, the proposed plans illustrate that the property and its plot can suitably accommodate the required off-road parking to align with the Wiltshire Car Parking Strategy. The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, Policy 20 of the 'Made' Joint Melksham Neighbourhood Plan 2 (2020-2038), the Wiltshire Design Guide and the relevant provisions within the National Planning Policy Framework.

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 and documents:

370/101 – Existing Elevations and Floor Plan, Existing and Proposed Block Plans received 14.04.26

370/102 – Proposed Elevations and Floor Plan received 14.04.26

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