

REPORT FOR WESTERN AREA PLANNING COMMITTEE

Date of Meeting	17 June 2026
Application Number	PL/2026/00457
Site Address	243B Melksham Road, Holt, Trowbridge, BA14 6QW
Proposal	Proposed Roof Alterations and Extensions
Applicant	Mr & Mrs Dougray
Town/Parish Council	Holt CP
Electoral Division	Holt ED Cllr Trevor Carbin
Type of application	Householder planning permission
Case Officer	Selina (Nina) Parker-Miles

Reason for the Application being reported to Planning Committee

This application has been called in for the Committee's consideration by Cllr Trevor Carbin should officers be supportive of the proposal.

Cllr Carbin's call-in is based on the following:

- The relationship with the adjoining properties.

Cllr Carbin also requested that the elected members visit the site prior to the application being reported to the Western Area planning Committee.

1. PURPOSE OF REPORT

The purpose of the report is to assess the merits of the proposed development in relation to the policies of the development plan and other material considerations and to set out the justification underpinning the officer recommendation to approve the application, subject to conditions.

2. SUMMARY OF KEY ISSUES

Design and Neighbouring Amenity Impacts

Highway Impacts

3. SITE CONTEXT

The host dwelling is set within a large plot accessed via a single-track access located off Melksham Road that passes Nos.244 and No. 244a Melksham Road and winds around six other properties as shown on the next page. The subject property is a detached bungalow positioned within the northwest corner of its plot – that is notably larger than all the nearby residential properties in all directions.

A single storey flat roof garage building is positioned to the rear of the host dwelling, as shown in Figure 1 on the following page.



Figure 1: Site Location Plan

The application site is not located within Holt's Conservation Area and there are no listed buildings nearby.

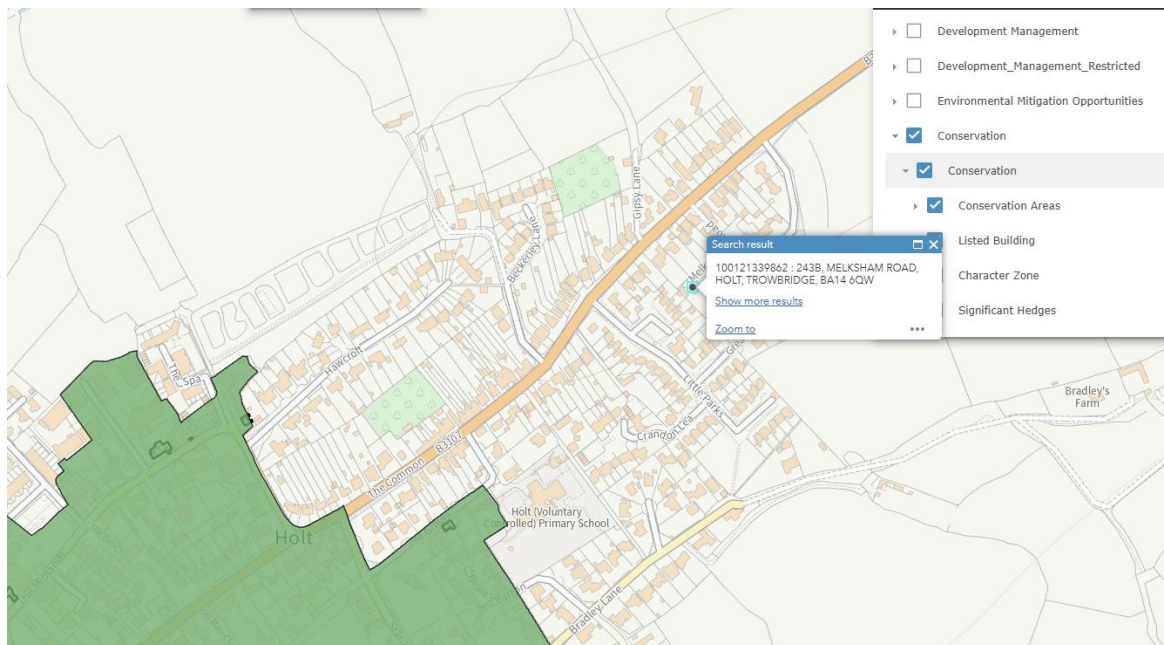


Figure 2: Application site shown above (NB: not within Conservation area)

4. RELEVANT PLANNING HISTORY

None to report

5. PROPOSED DEVELOPMENT

This householder application seeks planning permission to extend the domestic property by remodelling and extending the existing roof along with a wraparound single storey addition to the front (southeast) and (southwest and northeast) side elevations.

The extension would add an additional bedroom with an en-suite bedroom within the roof space with extended ground floor living accommodation.

The existing dwelling has no historic or architectural merit worthy of preservation and comprises off-white render walls, brick dwarf walls on the existing conservatory, with concrete roof tiles and white UPVC fenestration.



Figure 3:View of the principal south east elevation of the property

The proposal seeks to remodel and extend the existing hipped roof to create a pitched roof, without materially raising the ridgeline height – which would remain at a maximum of 5.8m above ground level. The proposal would however add more roof massing and change the building's aesthetic – as illustrated within Figure 5 below.

The proposal would also comprise the demolition of an existing outbuilding located close to the common shared boundary to the southwest, to accommodate the proposed single storey wraparound extension that would be constructed off the front and side elevations as shown in the proposed elevations below.

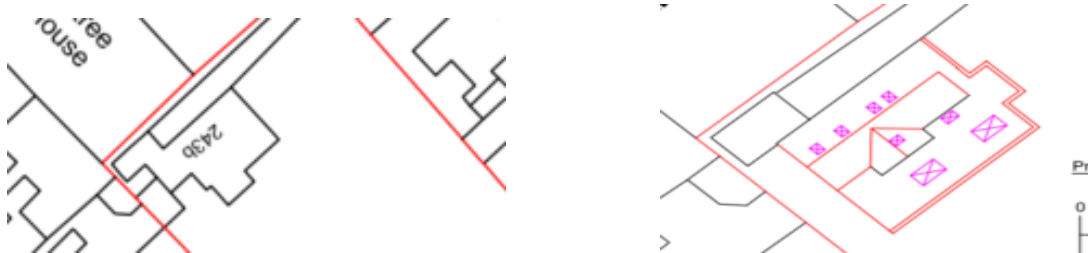


Figure 4: Existing and proposed site plans left and right respectively.

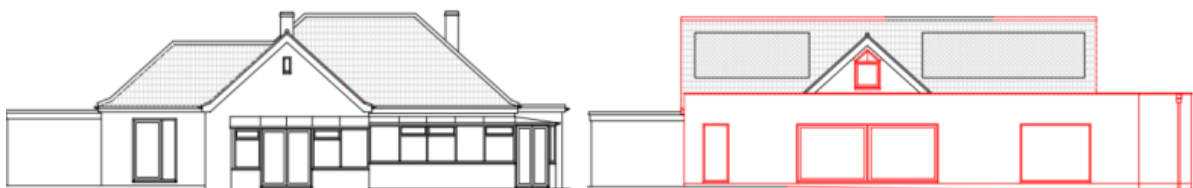


Figure 5: Existing and Proposed Principal Southeast elevation left and right respectively.

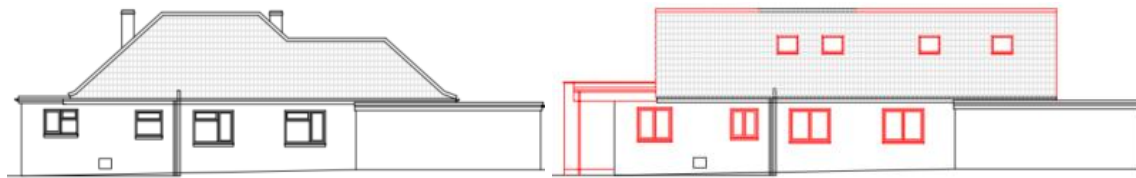
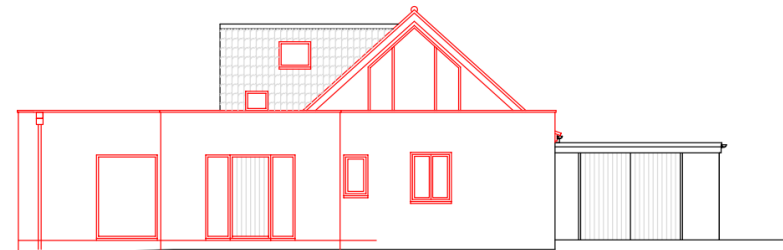


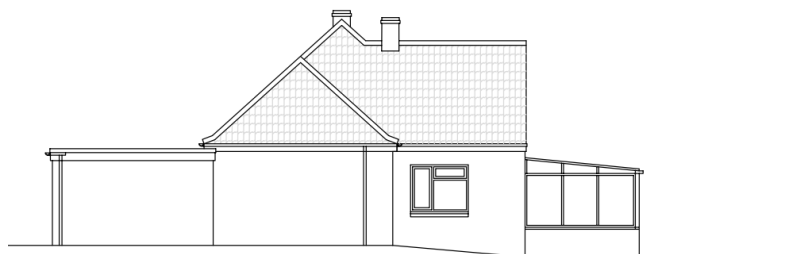
Figure 6: Existing and Proposed Rear Northwest elevation left and right respectively.



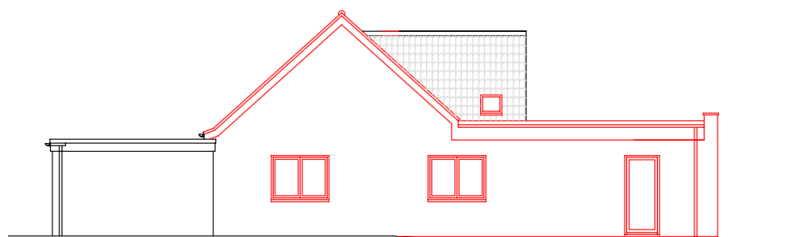
Existing North-East Elevation 1:100



Proposed North-East Elevation 1:100



Existing South-West Elevation 1:100



Proposed South-West Elevation 1:100

Figure 7: Existing and Proposed Gable Elevations

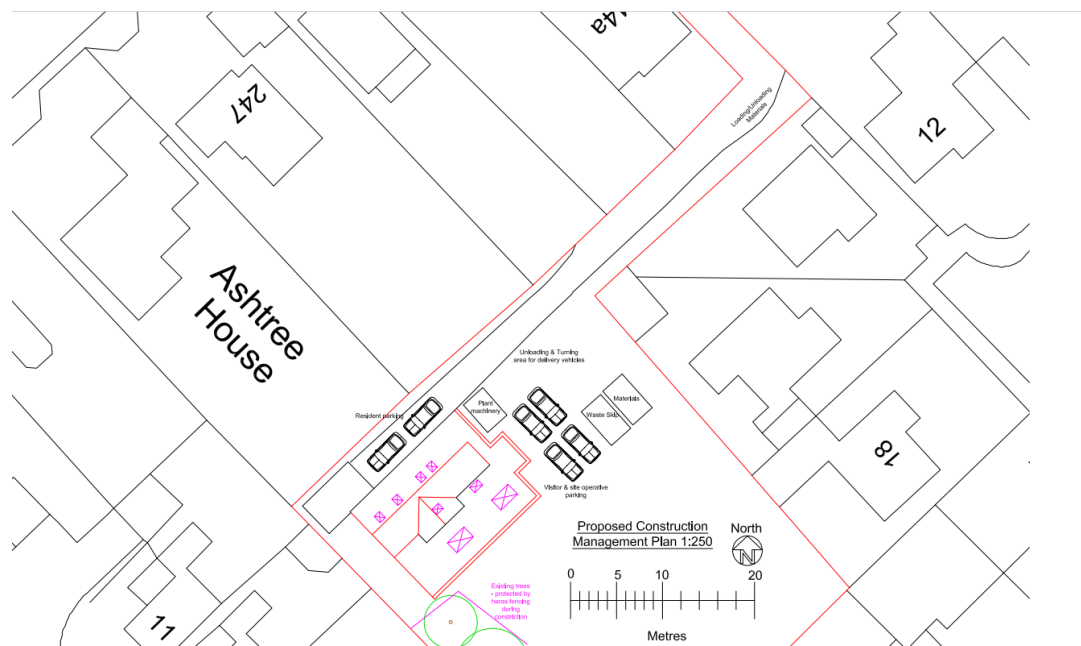
Within the roof space, the applicant proposes to insert four roof windows on the rear northwest elevation, inserted at a height of 1.65m above internal floor level as well as a gable ended window being inserted on the southeast elevation and a window and rooflights. The applicant also seeks to insert a bank of solar panels on the southeast elevation.

At ground floor level, an additional window and pedestrian door would be inserted on the southwest elevation, alongside an additional window on the northeast elevation.

The applicant also proposes to upgrade the glazing for the remaining (to be retained) existing windows with some UPVC and some aluminium, anthracite (dark grey) fenestration.

To assist members all the new elements that form part of this application are shown in red above.

At the request of officers, the applicant submitted a construction management statement that sets out the applicant's commitments to manage the construction process. This is submitted as a written statement and a plan which is shown below (and it should be noted that the CMS was further revised to take into account third party and case officer concerns):



Construction & Environmental Management Plan

1 Description of Project

- 1.1 The proposed site is known as 243B Melksham Road, Holt, Wiltshire, BA14 6QW
- 1.2 The proposal is to demolish erect multiple extensions to the existing property to enlarge the existing dwelling.
- 1.3 The demolition of the existing extensions will be conducted during daylight hours, and monday-friday 0830-1700 and Saturdays 0830-1300.
- 1.4 All waste arising from the demolition that can not be re-used will be removed from site using waste removal specialists for recycling where possible.
- 1.5 Dust suppression techniques will be implemented during demolition via use of watering/dampening structure to reduce airborne dust.

2 Parking

- 2.1. There will be allocated parking during the construction phase for site operatives and visitors, along with maintaining parking for the residents of the dwelling. This will be provided by the utilising the existing hardstanding area which will eventually become the parking and turning area for the dwelling. See plan AH2025/74 Sheet CMS for layout of the site.

3 Deliveries

- 3.1 There will be a requirement for deliveries throughout the construction phase. There will also be the need for the removal of materials and waste from the site, this will be managed in a “just in time” basis as to minimise the likelihood of congestion.
- 3.2 Deliveries will be scheduled in advance, with time slots allocated for delivery of materials at specified times, so that deliveries are anticipated and expected by onsite staff. The loading/off loading of materials can be carried out by each contractor for their material.
- 3.3 The loading/unloading areas are shown on the accompanying plan AH2025/74 Sheet CMS.
- 3.4 The site manager will be responsible for organising and liaising with contractors and delivery drivers.
- 3.5 Competent banksmen will be used to direct and co-ordinate movement of construction vehicles where required.
- 3.6 Deliveries will only take place between the hours of 0830-1700 on Monday to Fridays, and between 0800-1300 on a Saturday. No deliveries outside of these times.
- 3.7 Proposed hours of construction to be Monday to Friday 0830 to 1700 & Saturdays 0830 to 1300. No construction will take place outside of the specified times or on public holidays.
- 3.8 The main site contractor will ensure the safety of visitors and contractors. Instructions relating to visitors and non-authorised persons will be clearly displayed at the site entrance.

4 Storage of Plant & Materials

- 4.1 Materials can be stored onsite before their use. See plan AH2025/74 Sheet CMS for site positions.
- 4.2 Plant machinery that require to be stored for any length of time during the construction phase before their use will be stored on the site as per plan AH2025/74 Sheet CMS.
- 4.3 Materials should be covered using tarpaulin, secured/weighted down when not in use.
- 4.4 The Main contractor will ensure at the end of each working day the making safe and securing of:
 - i) Access to height/elevated areas by unauthorised persons – persons that erect scaffold to be by competent persons only and access to scaffolding access limited to these site staff until deemed staff to use by all workers.
 - ii) That all tools and equipment are locked away;
 - iii) That materials/ debris is not over stacked so that they become unstable and likely to fall down;
 - iv) That any contaminated material is suitably identified and segregated;
 - v) That all plant is left in a safe condition with all keys stored off site or in locked site office.

5 Construction Emissions

- 5.1 As works progress on the extensions and will be closely monitored to avoid unnecessary dust production e.g. wood cutting machinery to have mechanical vacuum attached to collect and suppress dust.
- 5.2 Disc cutters to have water suppresses to reduce dust emissions by dampening materials while cutting.
- 5.3 Vehicles carrying loose aggregate will be sheeting to reduce airborne dust.
- 5.4 During the demolition phase, dust and dirt will be controlled by using water sprinklers to dampen any dust created.
- 5.5 A hose pipe will be provided for wheel washing of vehicle tyres as required, before they exit the site.

6 Waste

- 6.1 Waste skips will be onsite at all times which will be regularly monitored by site supervisor to maintain regular disposal to a refuse centre, these are licensed premises managed by suitable contractor I.e Hills Waste etc
- 6.2 Separate skips will be provided for different materials i.e. inert, wood and general. This improves the recycling nature of the waste.
- 6.3 No burning of materials onsite will be allowed.

7 Good Practice

- 7.1 All site staff are to be aware that the site is located close to a residential properties and their behaviour, language and working patterns should reflect this, being conscientious to the surrounding residents.
- 7.2 All staff employed onsite will be briefed by the site manager, of what behaviour is not acceptable.
- 7.3 All complaints should be directed to the site manager, both by site staff and residents. The site manager will seek to resolve the issue as quickly as practically possibly. And procedures put in place to ensure the same problems do not arise i.e. informing all staff working on site of issues that arise and resolutions set to avoid future repeats. A site notice board can be erected on the hoarding fencing to highlight any potential issues to site staff as they enter the site.

6. PLANNING LEGISLATION, POLICY AND GUIDANCE

Planning Legislation:

The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004

Local Development Plan Policy:

Wiltshire Core Strategy (WCS, adopted January 2015):

Core Policy 57 - Ensuring High Quality Design and Place Shaping
Core Policy 60 – Sustainable Transport
Core Policy 61 – Transport and Development
Core Policy 64 – Demand Management

Holt Neighbourhood Plan 2016-2026 Made January 2017 Policy H2.1 states as follows:

This Plan requires all development to demonstrate good quality design and make generous provision for open green spaces which are accessible to the public. It must respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted.

All new development will:

- a) be built from good quality materials sympathetic to the local style.*
- b) be of a scale and size to fit with existing housing (as opposed to commercial buildings) within the village.*
- c) be well-spaced and landscaped and include gardens.*
- d) be sustainable and incorporate appropriate green technologies.*
- e) retain as many as possible existing trees and hedges within sites and along the boundaries.*
- f) include adequate off-street parking i.e. two off-road bays/garages per dwelling which reflects the higher than average number of cars owned by villagers (see Traffic para 2.2) whilst not reducing existing on-street parking capacity; and*
- g) ensure safe access for pedestrians, cyclists and road users.*

Material Considerations:

National Planning Policy Framework (NPPF) Section 2. Achieving sustainable development and Section 12. Achieving well-designed places and National Planning Practice Guidance.

At Full Council on 19 May, the elected members of Wiltshire Council agreed to withdraw the emerging WLP. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in the Autumn (2026). The said Plan has no material weight for the purposes of this application.

National Design Guide (January 2021)

The Wiltshire Design Guide (March 2024)

Wiltshire Local Transport Plan 2011 – 2026 (March 2015)

7. CONSULTATION REPONSES

Holt Parish Council: Initially confirmed having no comment on this application (25 Feb). Following the submission of updated plans, the Parish Council provided the following comments (22 May):

‘Holt Parish Council would like Wiltshire Highways to review the Construction Management Plan and undertake a site visit before this is determined. From local knowledge, councillors are concerned about the practicality and safety of construction access to the site. Vehicles can travel in excess of the 30mph along this stretch, and the site access is already constrained, with a parked caravan on one side of the entrance and a neighbouring bungalow driveway opposite, which limits visibility and turning space for larger vehicles. As Holt Parish Council is the only consultee on these revised plans, we feel this is something that should be looked at on site rather than assessed solely from the submitted drawings’

Wiltshire Council Highways: No objection subject to securing a construction management condition and advised as follows:

“It is clear that the site has some access limitations and as such a turning area must be maintained within the site to enable all vehicles to enter and leave the site in a forward gear. [During construction], the site manager must arrange for deliveries to be well managed for timings and to be helped into and out of the site by a banksman.

The details submitted by the applicant pursuant to the parking of construction vehicles and site operatives are acceptable.

The CMS states that materials will be loaded/off loaded by each contractor. It is anticipated that some materials will be taken to the site by forklift/dump truck or by hand (when necessary) with all deliveries being scheduled in advance.

Site operative parking and the material and waste storage area has been adjusted to allow for more space for vehicles to manoeuvre.

The commitment to have an on-site construction manager to co-ordinate deliveries, and a banksman to assist with all construction vehicles entering the track off Melksham Road, is welcomed and acceptable.

The wheel washing commitment to minimise dust and dirt is also supported.

8. REPRESENTATIONS

Three third-party representations have been received from one neighbour (resident at No.13 Little Parks – a property located to the southwest of the application subject property as shown by a black dot in the insert below)

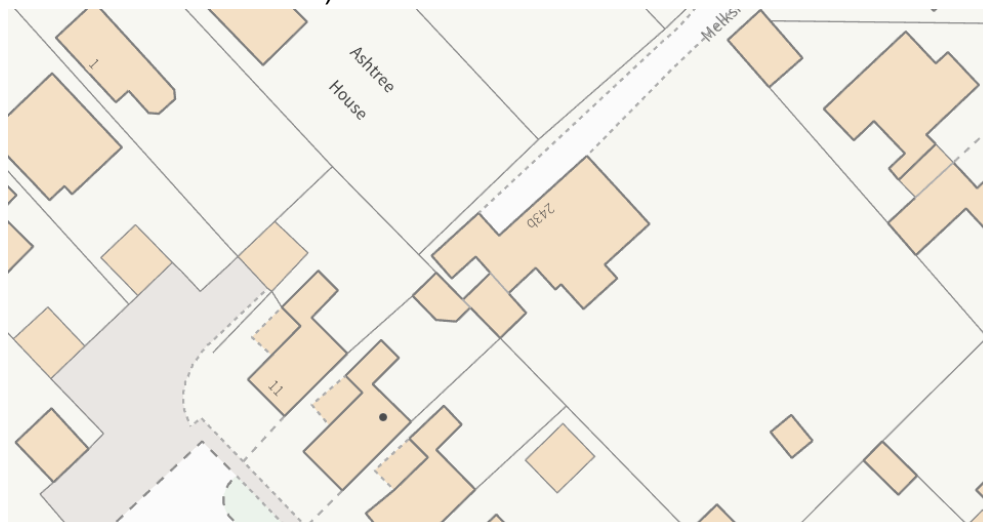


Figure 8: Third party objectors' property at 13 Little Parks

The occupiers of No.13 Little Parks object to the application, for the reasons set out below:

"We are the residents of No. 13 Little Parks and have lived here for over ten years. We are full-time carers for our daughter, who has disabilities, and our home and garden are particularly important to our family life and daily routine.

The planning (notification) letter from Wiltshire Council on 3rd Feb, was our first contact about these proposals. We would have appreciated an informal visit or conversation beforehand from the applicants, as we feel some of the issues set out below could have been discussed and possibly avoided at an earlier stage.

Our main planning issues comments focus on the following points:

- the layout and position of the extension within a large plot*
- the effect on our privacy due to the design of the extension*
- the loss of daylight and sense of enclosure caused by the appearance of the building so close to the boundary*
- the lack of any clear boundary fencing shown in the plans*
- construction access and safety on Melksham Road*

The property at 243B sits within an exceptionally large plot, with plenty of open space, especially to the north-east and south-east of the existing bungalow as shown in the block plan. Given this, we are struggling to understand why the proposed extension has been designed to push towards the south-west, right up to our garden boundary.

From our point of view, this feels unnecessary. There is ample room to extend further into the plot, away from neighbouring properties, which would greatly reduce the impact while still allowing the applicants to improve their new home.

We also question why a study is proposed with a window so close to our boundary fence, when it could instead face into the open green space within the plot if positioned to the north-east of the bungalow.

Overall, we feel the current layout puts avoidable pressure on the boundary with our home, despite there being clear alternatives within the site.

Furthermore, the closeness of the proposed extension, combined with the lack of proper boundary treatment and new windows, will have a real impact on our privacy. As carers for our daughter, we make regular and meaningful use of garden, including:

- a cabin used for craft activities and quiet respite time, and a hot tub on our patio*

These are private and sensitive spaces for our family. The proposed extension would significantly reduce our sense of privacy and enjoyment of these areas.

The extension would also be clearly visible from our main open plan living space. Its position would noticeably change our outlook and reduce our privacy inside our house. If the scheme goes ahead, we respectfully ask that all windows and doors facing our boundary fence are obscured for the lifetime of the dwelling.

The proposed extension due to its height and proximity to our back garden fence would also reduce daylight to parts of our garden and rooms. Sitting outside our garden cabin while crafting in the sun will not be the same. The proposed extension would create a more enclosed and overbearing feel than currently exists.

Given how close the proposed extension is to our home, its appearance also matters. We

particularly value the existing roof tiles and old chimney as features we look out onto, alongside the established trees within the property's large garden. These elements contribute positively to the character and setting of this part of Holt and we would welcome their retention. If the scheme goes ahead, we respectfully ask that the existing roof tiles are reused, and the existing chimney is kept.

The application does not show or address boundary fencing, even though the proposed extension is remarkably close to our land. About five years ago, when we removed the shed from the corner of our garden and the applicants, the boundary fencing stopped at that point. To keep our garden secure, we installed our own fence inside our land and later added a shed and garden cabin behind it. The current fence at the back of our garden at 13 Little Parks does not mark the legal boundary.

At present:

- fencing stops at the garden of No. 15*
- there is a gap where access can be gained between gardens, and*
- fencing then starts again at No. 11.*

Some of the existing fencing nearby is in poor condition, and we have recently had to repair our own fence after storm damage. Bringing new building work closer to the boundary without addressing this situation will only make things worse in terms of privacy, security and clarity.

If permission is granted, we respectfully ask that a secure, continuous boundary fence is required along the full length of the applicant's boundary.

The access to No 243B [is] via a very narrow single-width driveway between two properties, leading straight onto Melksham Road. Visibility is limited entering and exiting due to a parked caravan on one side, and a resident driveway to the other side. Traffic often travels faster than the 30-mph limit along this stretch.

No information has been provided about how construction traffic would be managed. We therefore ask that any permission includes temporary warning signage on Melksham Road of the site, and no construction parking on Melksham Road itself.

We respectfully ask that the design, appearance and layout of this planning application is carefully considered so our privacy, level of daylight and enjoyment of our home and garden are protected.

We believe this application, in its current form, does not reflect Wiltshire Core Strategy Core Policy 57 which requires all new development to:

(i) respond to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;

(iii). respond positively to the existing landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

(vi). Make efficient use of land whilst taking account of the characteristics of the site and the local context

(vii). have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy,

overshadowing.

The proposed extension's layout and proximity to our boundary does not reflect these aims. We also refer to the Wiltshire Design Guide, which emphasises the need for careful layout and site planning to avoid overbearing or intrusive relationships with neighbouring properties, and the importance of appropriate boundary treatment to maintain privacy and security.

[Paragraph] 4.2.9 Privacy for households should be secured through good design taking into consideration local factors such as topography, layout and orientation.

There is ample room within this large plot to achieve a more sensitive and less intrusive design that would better meet the expectations of these adopted policies and guidance. These impacts are avoidable.

Both conservation of trees and noise disturbance are identified on the Wiltshire Council planning notice as relevant matters when determining planning applications. These points should therefore be considered alongside the concerns already raised regarding layout, privacy, daylight and residential amenity.

Trees, vegetation and outlook

The application documents fail to clearly identify whether any existing trees, hedges or established vegetation within the site, particularly along or close to our shared boundary, are proposed to be removed, reduced or otherwise affected in order to facilitate the development.

The established trees within the applicant's large plot form a significant and valued part of our outlook from both our home and garden. They provide screening, privacy and a sense of openness which materially contributes to the character of this part of Holt. Given the extremely close proximity of the proposed extension to our boundary, the loss or reduction of this vegetation would significantly intensify the harmful impacts on our amenity.

In the absence of clear information, we respectfully ask

- whether any trees or significant vegetation are proposed to be felled, pruned or removed as part of this development; and*
- if permission is granted, imposes conditions to retain and protect existing trees and boundary vegetation, including appropriate protection measures during construction.*

The submitted plans include a proposed plant room and utility room forming part of the extension, with a door opening directly towards our boundary fence. Given its siting immediately adjacent to our garden, we are concerned that the utility room is likely to contain appliances, ventilation in addition to the proposed plant room which will generate regular noise and disturbance. This concern is heightened by the orientation of the door towards our boundary and the frequency with which such a space would be used in day-to-day living.

Our garden is not a general amenity space but a critical part of our family's day-to-day living. It includes a cabin used for craft activities and quiet respite, and outdoor space used for therapeutic purposes. Noise arising from the routine use of this utility room, including machinery, extract ventilation, and doors opening and closing, would materially harm the quiet enjoyment of this sensitive part of our garden.

Given the unusually large size of the plot, the siting of the plant room and utility directly against a neighbouring residential boundary is, in our view poorly conceived. We therefore strongly request that the [Committee considers] whether the proposal, as currently designed, gives adequate weight to neighbouring amenity, and whether the scheme should be redesigned. At

the very least, any permission should be subject to strict conditions controlling noise and disturbance to protect neighbouring residents.

Following the submission of updated plans and the construction management plan the aforementioned objector provided additional comments as follows:

Applicant's Supporting Statement

"We are pleased to see that fencing now appears to be part of the plans before construction starts, as there is currently a large open gap between the gardens at No. 15 and 243B Melksham Road, and the boundary between our own property and 243B is effectively non-existent. The fencing currently separating 243B and 13 Little Parks has been installed by us at our own expense within our property boundary to ensure our garden was secure and not left with large open gaps. We would expect the proper boundary treatment to be put in place as part of any approved works or before.

Turning to the newly submitted documents in May, these raise further concerns.

Tree retention plan

The submitted plan does not show all of the trees that currently exist on site. As neighbouring residents, this is both confusing and concerning. A line of boundary trees are clearly visible from the Little Parks houses and bungalows heading towards Great Parks. Also to note, on the very day we received the email from Wiltshire Council alerting us to the new documents, the holly bush and conifer were being felled.

Construction Management Plan

It proposes demolition, construction works, deliveries, unloading/loading, plant storage, skips and materials storage, with working hours of Monday to Friday from 8:00am until 6:00pm and Saturdays from 8:00am until 1:00pm. These are simply not acceptable in such close proximity to our home if the proposed plans are permitted.

Weekday construction until 6pm would significantly affect our ability to enjoy our home and garden once our child is home from school and we stop work for the day. Surely, a 4pm finish is not much to ask as a mark of respect to neighbours during this time?

Saturday working is even harder to accept. Weekends are when we are at home enjoying our garden, patio and cabin during the summer months. To suggest demolition and construction activity immediately next to this on Saturdays feels wholly unreasonable. We strongly object to Saturday working being included.

Whilst we appreciate some temporary disruption would be inevitable if any development proceeds on this bungalow, what is now proposed feels excessive and shows very little regard for the applicants' immediate neighbours who would be expected to live alongside this.

Taken together, these additional submissions do not change our fundamental objection.

We still do not believe it is acceptable from a neighbouring residential amenity perspective to redesign this bungalow in the way the applicants have proposed, particularly on a plot of this size where a more thoughtful, less intrusive and more neighbourly design could clearly have been achieved.

Finally, we note Holt Parish Council's involvement regarding the Construction Management Plan and their comment that they have been the only consultee. From our local knowledge

walking and driving Melksham Road, traffic regularly travels significantly faster than 30mph entering and leaving Holt, and the lane to the site is single width for a car or small van, so we would appreciate a formal response from Wiltshire Council Highways given the practical realities of this location.'

9. PLANNING ASSESSMENT

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations.

9.1.1 Having regard to the site context and nature of the proposal, the following key matters are considered pertinent to the assessment of this application:

Design and Neighbouring Amenity Impacts
Highway Impacts

9.2 Design and Neighbouring Amenity Impacts

9.2.1 WCS Core Policy 57 requires that all development be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics.

9.2.2 Appendix D of the Wiltshire Design Guide states that extensions should be subservient to and respect the scale, form, appearance and character of the host dwelling and should harmonise with its context.

9.2.3 Policy H2.1 of the made Holt Neighbourhood Plan (HNP) requires all development to *inter alia* demonstrate good quality design and to respect the character and appearance of the surrounding area.

9.2.4 The application proposal seeks to remodel, alter and extend an unlisted modern dwelling. The proposed new roof form would create habitable floorspace in the roof space whilst maintaining the existing ridge height of the host dwelling. In addition, a subservient single storey extension with a flat roof that would align with the existing eaves height of the host dwelling.

9.2.5 The objections raised by a neighbour located to the southwest are fully noted, and officers accept that the proposal would introduce additional built form close to the common boundary, however the design of the extensions and positions of new wall openings are considered acceptable to officers.

9.2.6 Concerns have been raised about the removal of the existing chimneys. However, this can be done without requiring planning permission and officers do not agree the chimneys are critical features that need to be retained within the application submission. Members are also respectfully reminded that the application as proposed is what is open for determination and not any alternative design the neighbour may wish to see.

9.2.7 The proposed use of materials would be similar to that found at the host property and a condition is recommended to ensure that the materials would match in material, colour and texture those used in the existing building unless otherwise specified in the approved documents and plans.

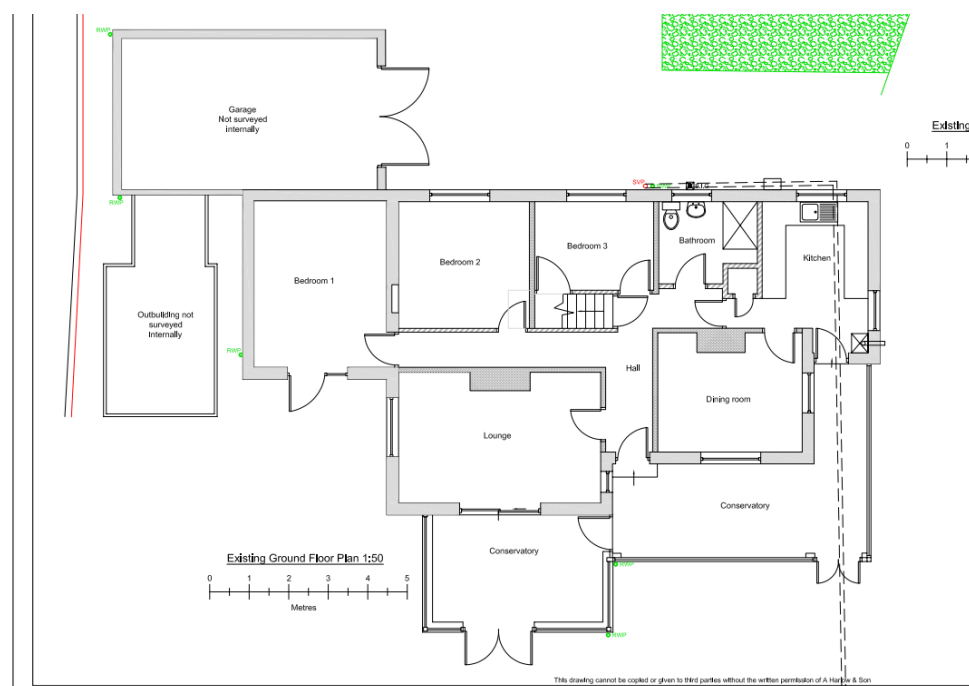
9.2.8 In response to the neighbour's concern raised about the proposed boundary treatment, the applicant has confirmed that the existing boundary fence would be replaced with a 2.1m high wooden panelled fence.

9.2.9 The form, massing and scale of the proposed extensions to the existing dwelling are considered acceptable with new materials being similar / complementary to the existing arrangements with proposed thermal upgrading to the existing fenestration and installing solar panels to improve the efficiency of the building.

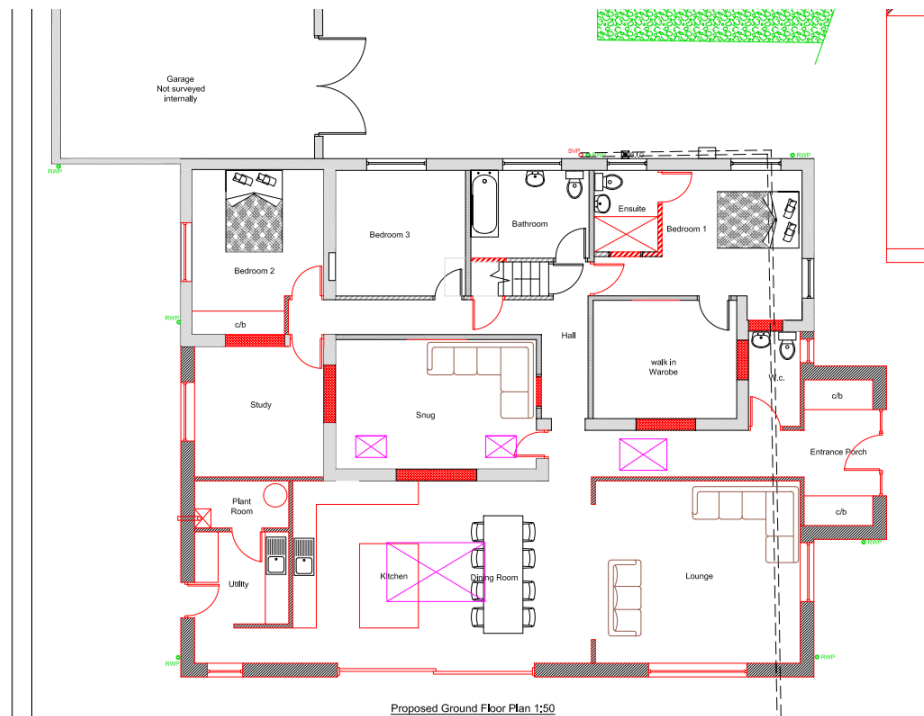
9.2.10 WCS Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources.

9.2.11 The Council's adopted Design Guide refers to the BRE Site layout planning for daylight and sunlight as an appropriate source for assessing domestic extension proposals. Appendix D of the guide states that extensions should not result in substantive overbearing or be unduly obtrusive to neighbouring properties.

9.2.12 National Planning Policy Framework paragraph 135 stresses that planning decisions should ensure all new development provides a high standard of amenity for existing and future users.



Existing Floor Plan



Proposed Floor Plan

Figure 9: Existing and Proposed Floor Plans

9.2.13 Most of the new proposed windows would be inserted at ground floor level apart from a single window set at first floor level on the northeast elevation – that would overlook the applicant's driveway and a new window to be inserted on the roof space front gable end overlooking the private residential curtilage to the southeast. Rooflights would be inserted within the rear roof plane positioned at a height that would not result in substantive overlooking to neighbouring properties.

9.2.14 The third-party concerns raised about overlooking and loss of amenity are duly noted. However, given that the proposal does not seek to raise the ridge height and there would be no upper floor level gable end windows facing that neighbour, officers are satisfied the proposals would not lead to substantive harm.

9.2.15 As illustrated on the previous inserts, the ground floor wraparound extension would not project any closer to the neighbour at No.13 Little Parks, compared to the existing arrangements and whilst the application seeks to insert new windows at ground floor level, this could be done as permitted development to the existing property. The new windows that are proposed on the southwest end elevation would serve a bedroom and study.

9.2.16 The third-party concerns raised about the utility room/plant room would not be served by a window according to the plans. An external door is however proposed along with an internal door that would enclose the proposed plant room. As a domestic property, officers are not concerned about the proposed rooms and their associated fenestration, and as already mentioned, much of it could be undertaken as permitted development.

9.2.17 The third-party comments received following the consultation on the updated plans stated that there were still objections over the insertion of the roof space window on the

southwest elevation. However, no window is proposed on the SW flank wall. There is however a small rooflight proposed within the main roof facing south westerly as shown below which would be about 8m from the common boundary and the rooflight would serve a snug on the ground floor 3.5m below, and as such there would be no risk of overlooking or loss of amenity to neighbouring interests.

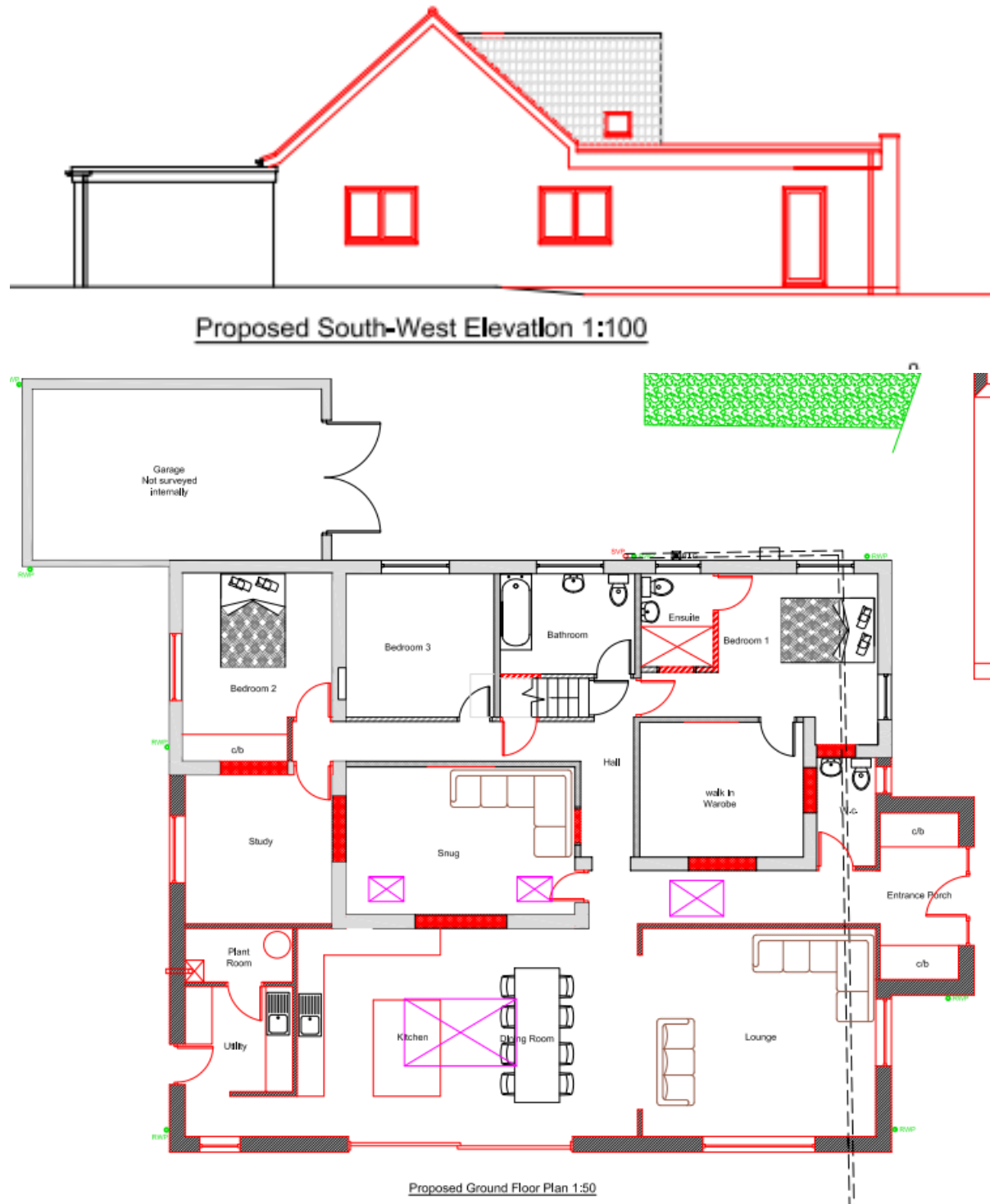


Figure 10 – Proposed SW elevation and GF Plan illustrating snug room rooflights.

9.2.18 The third-party concerns raised about the introduction of additional built form close to the common shared boundary with No.13 The Parks is also noted. However as already

argued, the proposed single storey wraparound extension would not project any closer to the neighbouring property. The proposed single storey extension to the southwest elevation would be 3.1m in height with a separation distance of some 4m to the common boundary, which poses no concern when tested against WCS CP57, the NPPF and Design Guide. It is also worthy of noting that the existing outbuilding (as illustrated below) which is positioned close to the common boundary, would be removed as part of this proposed development, and this should deliver betterment overall to the adjoining neighbour in terms of keeping habitable floorspace further away from the boundary compared to the existing arrangements.



Figure 11: *Existing outbuilding to be removed with the proposed extension extending from the existing patio door to the right of the site photo.*

9.2.19 Given the separation distance to the common boundary and the orientation of the host property and the neighbours to the southwest, officers are satisfied that the proposed development would not result in material overbearing or overlooking harm.

9.2.20 In response to the third-party concerns raised about overshadowing of their private rear curtilage, officers have completed a sun and shadow impact assessment which is shown on the next page with an example date selected which evidences that the proposal would not cause material overshadowing beyond what already exists (in recognition that the proposal does not seek to raise the existing ridge level of the host dwelling) and whilst officers recognise there would be some additional roof massing, the consequential shadowing impacts would be negligible. With the proposed removal of the existing outbuilding, the wraparound extension being set back around 4m from the common boundary and would be over 18m from the neighbour at No. 13 Little Parks.

9.2.21 The proposed single storey extension would represent a very modest addition to the host property. The case officer tested the proposal using the 'SunCalc' website tool which can be interrogated by adjusting the time of any day of the year to appreciate when and to what extent a shadow may be cast by a new extension. This is illustrated by the extract reproduced on the next page and is taken from the 'SunCalc' website.



Figure 12: SunCalc example illustrating the potential overshadowing impact shown by the thick black line— using Summer Solstice - June 21 date as one example tested.

9.2.22 The SunCalc shadowing example (as shown above) reveals that a very limited shadow (represented by a thick black line) would be cast across No.13 Little Parks (in terms of extent and time frame as the sun moves on its orbit). However, when a SunCalc test is completed for the existing dwelling, a greater shadow is cast across the neighbouring property, which is not unsurprising given that the host dwelling is higher than the proposed 3.1m high wraparound single storey extension. The same test was done for the winter solstice which equally reveals a negligible impact to No. 13 Little Parks as well as any other neighbouring property.

9.2.23 As sun moves on its orbit, the shadow cast by the host property moves northwards ending with a shadow moving eastward – both of which would not harmfully impact any neighbouring property.

9.2.24 The third-party concerns raised in relation to noise and disturbance are also noted. However, there are no substantive grounds to refuse planning permission given the modest scale of extensions, the proposed fenestration treatment and the separation distance to the common boundary.

9.2.25 It is also important to note that there is no right to view across third party land, and whilst the occupiers of No. 13 Little Parks may well enjoy the view across to the host property and wish the retention of the chimneys etc, this would not be reasonable grounds to refuse planning permission. The chimneys could be removed without requiring consent from the Council.

9.2.26 The application site is not located within a conservation area and there are no Tree Preservation Orders in Place. Two trees (a holly and conifer) and some small bushes were however removed by the applicant on 15 May which did not require the Council's consent. The applicant's agent subsequently submitted a revised site plan with a commitment to protect

the remaining existing trees near to the dwelling and the proposed area of works as illustrated in the following plan.

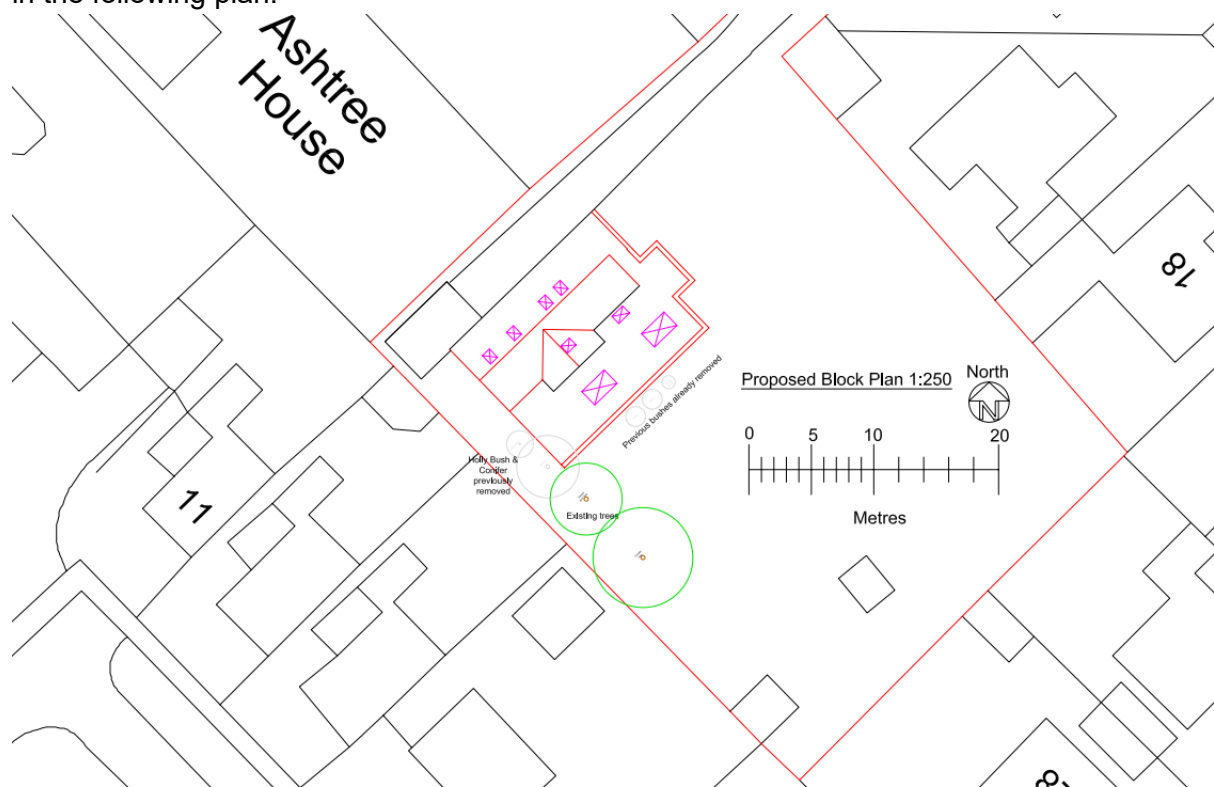


Figure 13: Drawing AH2025/74 tree protection (shown in green)

9.2.27 Third party comments include reference to the fact that not all the trees on site have been illustrated on the tree protection plan. This is true and is acceptable, since it is only the trees that are positioned close to the dwelling that need to be protected during the construction works and can be suitably conditioned (refer to condition 6). It would be unreasonable as well as unnecessary to impose a condition for other trees within the wider garden which are not at risk pursuant to this application. A belt and braces approach to use of planning conditions would not satisfy the 6 legal tests.



Figure 14: case officer photo of the holly tree and conifer now removed.

9.2.28 Based on the above, the proposal would not substantively harm the amenities of neighbouring properties, particularly in terms of outlook, privacy, overbearing and overshadowing. The proposal satisfies WCS Core Policy 57 and the adopted design guide.

9.3 Highway Impacts

9.3.1 WCS Core Policy 64 (Demand Management) seeks to manage the demand for vehicle parking and confirms that residential parking standards are to be based on minimum parking standards.

9.3.2 To comply with the Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy, three on-site car parking spaces would be required for a 4+ bed dwelling (with a standard minimum size of 2.4m x 4.8m).

9.3.3 The proposals would create an additional bedroom in the existing property, however the Wiltshire Local Transport Plan criteria for the provision of the number of off-road parking spaces for a four bed roomed property remains the same as a three bed roomed property, and sufficient off-street parking is available on site along the private driveway and curtilage.

9.3.4 The existing garage building, located to the rear elevation of the host dwelling, which would remain, meets the criteria to accommodate the parking of one vehicle, but there is more than enough external space to accommodate three motor vehicles.



Figure 15: Existing driveway area viewed from the northeast.

9.3.5 On the basis of the above, officers raise no concerns with regard to car parking. The proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision can be provided in accordance with Wiltshire's adopted parking standards, and the access arrangements are acceptable.

9.3.6 In response to the third-party concern and PC request relative to construction traffic accessing and egressing the existing, single-track lane onto the highway, officers surveyed the site and access onto the public highway and concluded there was a need to require the applicant to submit a detailed Construction Management Statement (CMS). A revised CMS was submitted at the start of June which secured details of the construction hours, traffic and

delivery management as well as identifying on-site parking for the construction phase and location for the storage of materials, equipment and waste; and, committing to wheel washing arrangements in the interests of protecting neighbouring amenities. The CMS has been subject to a consultation with the Council's highway team who are supportive of the revisions and commitments, and it is recommended to be conditioned as part of any approval (refer to condition 3).



Figure 16: Existing driveway access viewed from the public highway (No's 244 (left) and 244B (right) are partly shown on either side of the access)

9.3.7 An updated Construction Management Statement and Plan repositioned the proposed site storage and on-site parking so that adequate turning can be achieved within the existing off road parking area. The applicant's commitment to manage deliveries and use a banksman for all construction delivery etc traffic using the track access is welcomed and can be suitably conditioned (refer to condition 3).

9.3.8 In response to the third-party concern raised about the demolition and construction hours proposed, officers secured a further late revision form the applicant's agent to secure the demolition and construction hours to 08:30 –17:00 Mon to Friday and 08:30 –13:00 on Saturday – which is considered acceptable for this village built up location and can be suitably conditioned to ensure that no works would take place outside of these hours or on a Sunday or Bank holiday (refer to condition 7).

9.3.9 Subject to the above condition, the proposal would comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

10. 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 unacceptable harm to the

character of the locality, the amenities of neighbouring occupiers, or to the interests of highway safety.

The proposal complies with the relevant policies of the Wiltshire Core Strategy, the Council's adopted Design Guide, the made Holt Neighbourhood Plan and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.



Figure 17: Broad location for site operatives parking (above left) and View of SE elevation where single storey extension would be located with the two storey properties at Little Parks seen in the background approx. 18m distant (above right).



Figure 18: Site Photo of private track leading to application site with garage in background (above left) and view along private access track looking NE (above right)



Figure 19: View of private access track leading to highway (above left) and view from the highway down track (above right)

11. RECOMMENDATION: That Planning Permission be approved, subject to the following conditions and informatives:

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:

Existing & Proposed Elevations & Location Plan DWG No AH2025/74 Sheet 1 of 4 - Received 22.01.2026.

Proposed First Floor and Ground Floor Plan DWG No AH2025/74 Sheet 2 of 4 - Received 22.01.2026.

Proposed Block Plan DWG No AH2025/74 Sheet 3 of 4 – Received 14.05.2026.

Existing First Floor & Ground Floor Plan DWG No AH2025/74 Sheet 4 of 4 - Received 22.01.2026.

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

3. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Construction Management Plan - Statement (Harlow & Son) - Received 01.06.2026.

Construction Management Plan - Illustrative Plan DWG No AH2025/74 CMS - Received 01.06.2026.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts or amends (with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the south west elevation or roof slope of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5. 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 used in the existing building unless otherwise specified in the approved documents.

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

6. The development hereby approved shall be carried out in work in accordance with British Standard Tree Work - Recommendation for Tree Work”, BS 3998: 2010 or arboricultural

techniques where it can be demonstrated to be in the interest of good arboricultural practice. This shall include the suitable protection of the existing trees to be retained during construction works, and as shown on approved plan drawing AH2025/74 Sheet 3).

REASON: To define the terms of this permission and to protect retained trees near to the area of works.

7. Demolition or construction works shall take place only between the hours of 08:30 - 17:00 Monday-Friday and 08:30-13:00 on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.

REASON: To define the terms of this permission and to protect local amenity.

Informative:

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.