

Our Ref: ST/220113/P1

9 June 2026

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Erection of single-storey extension to north-east elevation

At: Garden House, Sandridge Park, Melksham, Wiltshire SN12 7QU

PP-14895044

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs S Curtis to submit a Householder Planning Application to Wiltshire Council for the above development at Garden House, Sandridge Park. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £548.00;
- Drawing No. 220113-05: Location Plan & Existing Site Plan;
- Drawing No. 220113-010: Existing Plans & Elevations;
- Drawing No. 220113-100: Proposed Plans & Elevations;
- Drawing No. 220113-101: Proposed Site Plan;
- Covering Letter by Fowlers (see below); and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located to the east of the village of Melksham, Wiltshire. The site lies some 2 miles east of the centre of Melksham, 5 miles north-west of Devizes and 5.5 miles south of Chippenham.

The site comprises the existing residential dwelling of Garden House and established residential curtilage. Garden House lies within Sandridge Park, a country estate with established gardens and parkland.

Access to the site is taken via a private road, off Sandridge Hill.

The nearest listed building is Grade II The Old Coach House, which lies some 200m to the south-west of the site. The site lies within fluvial flood zone 1 – with a low risk of flooding, but is not bound by any other local or national designations.

2. Planning History

There is no recent planning history. The below relate to historic applications:

W/92/00240/FUL - Addition of entrance lobby and first floor bedroom. Approved 23.03.1992.

W/83/00981/FUL – Erection of portable timber stables and feed barn. Approved 12.10.1983.

W/83/01191/FUL - Addition of first floor to existing single storey section of house and conservatory. Approved 06.12.1983.

W/78/01098/HIS - Conversion of existing outbuilding and link to existing cottage. Approved 24.11.1978.

W/77/00059/HIS – Extension to existing cottage and erection of garage. Refused 18.04.1977.

3. Proposed Development

The proposed development is for the *'Erection of single-storey extension to north-east elevation'*.

It is proposed to extend the north-east elevation of the existing dwelling of the Garden House to allow for the erection of a single-storey extension.

The proposed extension will measure 3.6m by 4.7m with a height of 3.4m to the parapet roof. The proposed extension will be constructed from brick (with stone cills) under a parapet roof.

As the proposed development is under 100sqm, this proposal is not CIL liable.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose 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.

For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **West Wiltshire District Plan (LP)** adopted June 2004.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should

achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

5. Planning Analysis

Core Policy 57 of the CS states *'a high standard design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place though drawing on the local context and being complementary to the locality'*.

CP51 is concerned with the protection of the landscape. The policy states *'development should protect, conserve and where possible enhance the landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*.

Garden House is located to the east of Melksham, where it falls within the countryside for planning purposes. However, as the proposed development consists of a residential extension to an existing residential dwelling, it is considered that the proposed development is acceptable in principle provided it accords with the other relevant planning policies.

The design of the proposed extension is of a traditional form and will be constructed from traditional local materials, which accords with the high-quality design requirements of the CS. The proposed materials are sympathetic to the existing dwelling and the scale and size of the single-storey extension is wholly in-keeping with the existing dwelling and surrounding locality.

The proposed single-storey extension is to be located to the north-east elevation of the dwelling, extending the linear form of the dwelling through the formation of a small extension. The low-key nature of the development ensures that the scheme is read as sensitive and sympathetic to the existing dwelling, the surrounding locality, and the character and appearance of the surrounding area. The proposed materials will match the existing dwelling, ensuring consistency throughout.

The proposed extension is located to the north-east elevation of the existing dwellinghouse where there will be no intervisibility from neighbouring dwellings, or from the public realm. Therefore, the proposed development will not have an impact on neighbouring residential amenity. In addition, the application site is large enough to comfortably accommodate the proposed extension, allowing continued use of the private amenity space for the current occupiers.

6. Conclusion

Overall, the Applicant contends that, due to the location of the proposed development, the proposed extension can be successfully integrated into the site. Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality. The proposed works are considered to enhance the existing dwellinghouse and provide

additional amenity space for the applicants. As such the proposed development is in accordance with Policy CP57 and CP58.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to make arrangements to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients