



PERMITTED DEVELOPMENT · SUPPORTING STATEMENT

Proposed Single-Storey Rear Extension

9 Sandridge Road, Melksham, Wiltshire, SN12 7BE

In support of an application for a Certificate of Lawfulness for Proposed Development (Town & Country Planning Act 1990, s.192) under Schedule 2, Part 1, Class A of the GPDO 2015 (as amended).

PREPARED FOR

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Project 5116 · June 2026 · Grow Architectural



INTRODUCTION

Purpose of this statement

This statement accompanies an application to Wiltshire Council for a Certificate of Lawfulness for Proposed Development (an “LDC”) in respect of a single-storey rear extension at 9 Sandridge Road, Melksham.

An LDC is determined on fact and law — that is, whether the works comply with the General Permitted Development Order — and not on planning merit or neighbour considerations. The purpose of this statement is therefore to demonstrate, limb by limb, that the proposal falls squarely within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and so constitutes permitted development for which a certificate should be granted.

THE SITE

The property and its surroundings

The application property is a two-storey detached dwellinghouse of brick construction with pitched roofs, bay windows to the front and a detached garage. It stands on a large, deep plot of approximately 1,630 m² fronting Sandridge Road.

The site is not within a Conservation Area, an Area of Outstanding Natural Beauty, a National Park, the Broads, a World Heritage Site or any other land described in Article 2(3) of the Order, and it is not subject to an Article 4 direction. Wiltshire Council has confirmed that the dwellinghouse retains its full permitted development rights. The dwelling is therefore eligible to benefit from Class A in full, including the standard limitations only (none of the more restrictive Article 2(3) limitations apply).

The dwelling has not been enlarged at ground-floor level to the rear other than by the existing conservatory, which is to be removed. The rear wall of the original dwellinghouse is therefore the correct datum from which the proposed rear projection is measured.

THE PROPOSAL

What is proposed

The proposal comprises the removal of the existing rear conservatory and the erection of a single-storey rear extension forming an open-plan kitchen / dining / family room with a utility and a projecting oriel window seat, together with internal reconfiguration at ground and first floor within the existing footprint, and an open pergola in the rear garden. The first-floor footprint, ridge and eaves of the main house are unaltered, and external materials match the existing dwelling.

REAR PROJECTION

4.0 m

Within the 4 m detached limit

EXTENSION HEIGHT

~3.0 m

Flat roof; below existing eaves

BUILDING COVERAGE

~6%

Well below the 50% limit

WHY IT QUALIFIES

Compliance with Class A

The proposal meets every applicable limitation in paragraph A.1 and every condition in paragraph A.3, as summarised below and set out in full in the table that follows.

- ✓ Single storey, with a rear projection figured at 4.0 m — within the 4 m limit for a detached house — and a height of about 3.0 m, below the 4 m limit.
- ✓ Lower than the existing ridge and with eaves below the existing eaves; sited well within the original side walls and more than 2 m from every boundary.
- ✓ Building coverage of roughly 6% of the curtilage; matching materials; no verandah, balcony or raised platform; and not on Article 2(3) land.

ASSESSMENT

Compliance with each limitation and condition

Limb	Requirement (Class A)	How the proposal complies	✓
A.1(a)	Buildings (other than the original house) ≤ 50% of the curtilage.	Plot ≈ 1,630 m ² ; non-original buildings ≈ 90 m ² — about 6%.	✓
A.1(b)	No part higher than the highest part of the existing roof.	Extension ≈ 3.0 m vs existing ridge ≈ 7.7 m.	✓
A.1(c)	Eaves no higher than the eaves of the existing house.	Extension eaves ≈ 3.0 m vs existing eaves ≈ 4.6 m.	✓
A.1(d)	Not beyond the principal elevation or a side elevation fronting a highway.	Principal elevation to Sandridge Road unchanged; extension is to the rear. No side fronts a highway.	✓
A.1(e)	Detached: single-storey rear extension ≤ 4 m beyond original rear wall and ≤ 4 m high.	Figured 4000 mm to the rear-most point; height ≈ 3.0 m.	✓
A.1(f)	Not beyond a side wall (or, if so, width ≤ half the house).	Sits within the original side walls — a true rear extension.	✓
A.1(g)	Within 2 m of a boundary, eaves ≤ 3 m.	Building ≈ 3.5–7 m from side boundaries — rule not engaged.	✓
A.1(h)	Article 2(3) land restrictions (e.g. Conservation Area).	Site is not in a Conservation Area, AONB or other Article 2(3) land; no Article 4 direction.	✓
A.1(i)	No verandah, balcony or raised platform.	Flat roof with no balustrade or access; not a terrace.	✓
A.1(j)	Exterior materials of similar appearance.	Facing brickwork and finishes to match the existing house.	✓
A.3(a)	Condition: materials of similar appearance.	Materials matched as above.	✓
A.3(b)	Condition: upper-floor side windows obscure-glazed and fixed below 1.7 m.	Any first-floor side-facing window obscure-glazed and non-opening below 1.7 m.	✓

CONCLUSION

The works are permitted development

Each applicable limitation in paragraph A.1 and condition in paragraph A.3 of Class A is satisfied. The proposed single-storey rear extension does not extend beyond the rear wall of the original dwellinghouse by more than 4 metres, is no more than 4 metres high, sits below the existing eaves and ridge, lies within the original side walls, is more than 2 metres from all boundaries, results in building coverage well below 50% of the curtilage, uses materials of similar appearance, and is not on Article 2(3) land.

The works therefore constitute permitted development under Schedule 2, Part 1, Class A of the GPDO 2015 (as amended). It is respectfully submitted that a Certificate of Lawfulness for the Proposed Development should be granted. Any new or altered first-floor side-facing window will be obscure-glazed and non-opening below 1.7 m in accordance with condition A.3.

APPENDIX

Drawing schedule

This statement should be read alongside the following drawings submitted with the application:

Drawing no.	Title	Scale @ A3
5116-100-LP	Location Plan	1:1250
5116-103-EBP	Existing Block Plan	1:500
5116-104-PBP	Proposed Block Plan	1:500
5116-001-EP	Existing Plans	1:100
5116-002-EE	Existing Elevations	1:100
5116-101-PP	Proposed Plans	1:100
5116-102-PE	Proposed Elevations	1:100



Prepared by Grow Architectural — Studio 2, Lancefield Studios, Pickwick, Corsham, SN13 0HZ. This statement addresses the lawfulness of the proposal under the GPDO; it is not a decision of the local planning authority.