

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02664
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	19 Longford Road, Melksham, SN12 6DH
DEVELOPMENT DESCRIPTION:	Removal of Boundary Hedging and dwarf masonry walling. New 1800mm high Treated Timber Close Boarded Fencing with Trellis Top Panels.
RECOMMENDATION:	That Planning Permission be REFUSED

PROPOSAL

The proposal seeks planning permission for the removal of the existing boundary hedge and dwarf masonry wall. It is then proposed to construct a new 1800mm high treated timber close boarded fencing with trellis top panels.

SITE DESCRIPTION/CONTEXT

The host property in this instance is a mid-20th century detached property finished in buff brick with horizontal timber cladding detail. The property is located on a substantial corner plot with gardens which include paved parking areas and lawn.

In terms of ecology, conservation or flooding there are no additional constraints.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Joint Melksham Neighbourhood Plan (JMNP)

- Policy 18: Locally distinctive, high-quality design

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: Objects

"Melksham Town Council objects to the application on the grounds of restricted visibility at the junction with Kenilworth Gardens and restricted visibility for the access to 17a & b behind the property."

Wiltshire Council Highways: Objects – Recommends refusal for the following reason

"I therefore recommend that the application be refused on highway grounds for the following reason:

The proposal will result in a vehicle access without the required visibility splays which are essential in the interests of highway safety and will result in an access which is considered unsafe."

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 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.

It is noted that the wider area has a few example of high fencing as a boundary treatment. It is noted that there is a large run of fencing to the rear of the site between 17 and 19 Longford Road. However this fence is at 90 degrees to the road and does not run parallel to Longford Road. A short run is on the edge of hedging on the corner of Kenilworth Gardens.

The wider boundary treatments are typically made of large scale hedging which has a softer appearance than a large close board timber fence. The other boundary treatments are close board fences, which are approximately 1.3m tall or a dwarf masonry wall. It is noted that the hedging of the application site has been allowed to grow significantly.

The installation of a fence of this scale (approximately 1.8m) would read as an alien and visually intrusive element, which, when viewed in the wider context of the street scene would detract from the typically residential appearance of the street scene.

While it is noted that the existing hedge is approximately a comparable height, the hedge being a living structure has a softer edge and adds positively to the overall street scene.

In terms of scale, while there is fence running parallel to Longford Road, with a small section on Kenilworth Gardens, it is considered that the additional fence would lead to a totality of large fencing which would detract from the wider character and appearance of the street. Individually the existing fences do not read as overbearing, however, in this instance the additional fencing would result in an overbearing sense of overdevelopment.

The proposal does not represent high-quality design resulting in harm to the character and appearance of the locality. Therefore, it is contrary to Core Policy 57 of the Wiltshire Core Strategy, Policy 18 of the JMNP, Appendix D of the Wiltshire Design Guide, and the relevant provisions of the National Planning Policy Framework. The application must therefore be refused on design grounds.

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 regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Due to the proposal's location and distance from the host property it is considered that the proposal would not result in unacceptable impacts upon amenity in terms of overlooking, loss of light or an 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.

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 previous application under PL/2025/03222 included a plan which showed a parking area. This application is separate to the previous application as it seeks to alter the existing vehicle access boundary treatments.

The submitted plans would see the removal of the existing overgrown hedge and replacement with a permanent structure which will obscure the visibility for vehicles leaving the site. The WC Highways have raised an objection to the proposal raising concern over the visibility of the site.

The proposed development fails to demonstrate that it would provide safe and suitable access for all users, and it would result in an unacceptable impact on highway safety. In the absence of sufficient information or appropriate mitigation, the proposal is detrimental to the interests of highway safety and sustainable transport.

The development is therefore contrary to Core Policies 57 (criterion xiv), 61, and 64 of the Wiltshire Core Strategy, the relevant provisions of the National Planning Policy Framework, and the objectives of the Wiltshire Local Transport Plan. The application must therefore be refused on highways grounds.

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 the identified harm, is considered to conflict with the aims and objectives of the Wiltshire Core Strategy and the National Planning Policy Framework. The proposal fails to demonstrate compliance with the relevant policies and guidance, and no overriding material considerations have been identified that would justify a departure from the development plan.

Accordingly, the application is recommended for refusal.

RECOMMENDATION: That Planning Permission be REFUSED.

Design and Impact upon the upon the character and context of the area

The proposed development, by reason of its scale and materials, would result in a form of development that fails to respond positively to the character, context and distinctiveness of the host dwelling and its setting. The proposal would appear visually incongruous, overly

dominant and unsympathetic to the character of the area and would detract from the visual amenity of the surrounding area.

As such, the proposal is contrary to Core Policy 57 (i and iii) of the Wiltshire Core Strategy (2015), the design principles set out in Appendix D of the Wiltshire Design Guide SPD, and paragraphs 131 and 135 of the National Planning Policy Framework, which collectively seek to ensure high-quality design that respects local character and integrates appropriately with its surroundings.

Highways Impact

The proposed development, by reason of its failure to meet visibility requirements, would result in an unacceptable impact on highway safety. The scheme fails to demonstrate that the development can be safely and satisfactorily accessed by all users.

As such, the proposal is contrary to Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy (2015), the minimum parking and standards set out in the Wiltshire Local Transport Plan, and paragraphs 115 and 116 of the National Planning Policy Framework – delete as appropriate, which collectively require development to be safely accessed and not have an unacceptable impact on highway safety.