

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

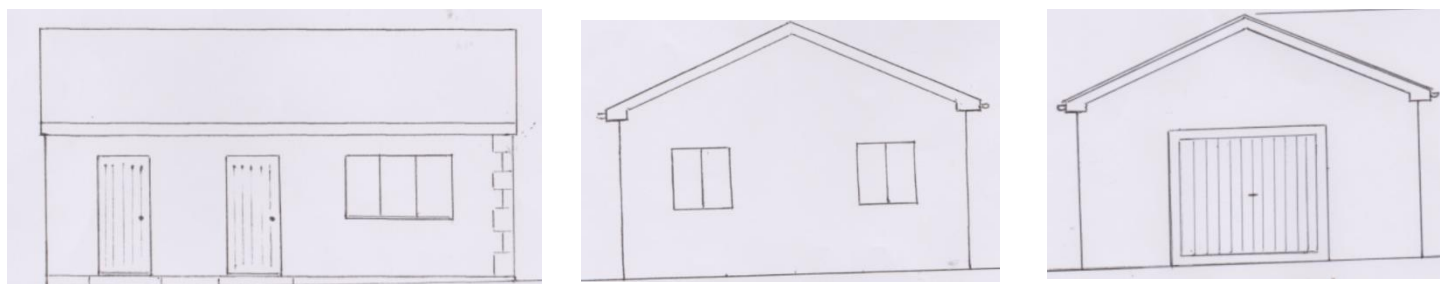
APPLICATION REFERENCE:	PL/2026/02466
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	48 Eden Grove, Whitley, Melksham, SN12 8QJ
DEVELOPMENT DESCRIPTION:	Detached Garage and Garden store.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a detached garage and garden store. The application is submitted using Householder application forms.

During the course of the application, revised elevations were submitted which reduced the overall height of the structure due to initial concerns regarding the proposed siting of the structure within the curtilage and the potential impact to the residential amenity of a neighbouring property.

The extracts below demonstrate the proposed appearance of the structure:



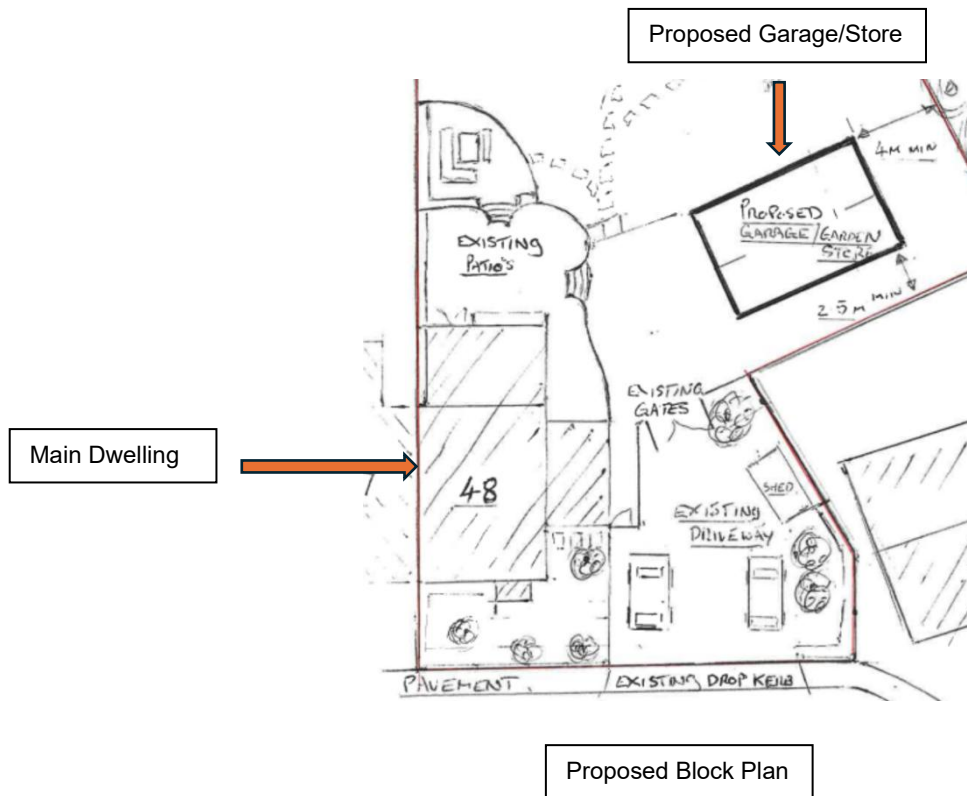
(L-R) Proposed Front and Side Elevations

The proposed garden store and garage is a single storey structure which would be located in a corner position within the rear amenity space on land currently used for the storage of materials and general garden paraphernalia. There are a number of ancillary garden structures within this vicinity which would also be removed to facilitate the proposal.

The proposed floor plan illustrates that the majority of the building would be utilised as a garage, which a rear part sectioned off for a dedicated storage space. A set of existing double gates beyond the rear of the gravelled parking area would enable vehicular access to the garage.

The building would feature a pitched roof with side gable ends, with the NW and NE (front and rear) elevations finished in sand cement render with stone quoins to the outer edges, whilst the SW and SE (side) elevations and would be finished in reconstituted stone. The pitched roof will be finished in reclaimed Redland Stonewold tiles, with UPVC windows and solid

UPVC doors. A single garage door would be positioned on the side SE elevation. With regards to fenestration, the front elevation would feature a triple casement window, with 2 further double casements to the side NW elevation. The rear elevation does not feature any fenestration.



SITE DESCRIPTION/CONTEXT

The site known as 48 Eden Grove is a semi-detached two storey dwelling house which is located within an established residential area accessed via Top Lane in the village of Whitley, approx. 2.5 miles from Melksham. The property benefits from a generous side and rear garden, with off-road parking to the side of the property on an existing gravelled area, served by an existing dropped kerb. The property features a pitched roof with side gable and small flat-roof porch to the principal elevation. The main dwelling appears to be constructed from reconstituted stone blocks with a tiled roof and UPVC windows and doors. The surrounding area is characterised by semi-detached dwellings of similar age, appearance and construction materials, with single storey detached dwellings featuring at the entrance to Eden Grove.



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

- Countryside Character Areas – Avon Vales
- Historic Building Sites and Monument Records – Settlement West of Whitley House
- Negligible Risk From Groundwater Flooding
- Archaeology Monument Line – Medieval Settlement, West of Whitley House

PLANNING HISTORY

Proposal / Summary
19/05476/PNEX - Prior approval Part 3 Class A.1(ea): Larger home extension Decision - Prior Approval Not Required Date: 3/7/2019 – Single storey extension
14/06462/FUL - Full planning permission Decision - Approve with Conditions Date: 14/8/2014 – Demolition of existing garage block and erection of detached 2 bed bungalow and associated parking

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

- Core Policy 18 (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 upon the upon the character and context of the area
- Residential Amenity
- Highways Impact

CONSULTATION RESPONSES

Melksham Without Parish Council: No objection

Wiltshire Council Highways: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter, however 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

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.

Core Policy 18 of the Joint Melksham Neighbourhood Plan requires development proposals that contribute positively to the conservation, enhancement and extension of the quality and local distinctiveness of Melksham and Melksham Without.

Section 12 of the NPPF expects a good standard of design. 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

The proposed building would be wholly contained within the residential curtilage on amenity land which serves the dwelling. Given its corner positioning, the resulting built form of the building is considered proportionate to the setting of the dwelling and would not present as prominent or incongruous within this location. The reduction to the ridge height of the structure is a positive alteration to the built form as this would help to soften its presence within the

setting, with the overall appearance modest in scale and not considered an excessive footprint in this setting. It is considered that the building is appropriately positioned within this corner position and is not expected to appear visually intrusive.

Due to the height of the boundary fence, the structure would be partially visible from the street scene, however the intervening gravelled parking area acts as a visual and physical buffer to enable the structure to be recessed from the front boundary and thereby not overtly dominant when viewed from the street scene. Other ancillary structures within the amenity area would be required to be removed to clear the area and so whilst introducing additional bulk and mass within the amenity space, comparatively the overall built form is considered acceptable within this location. The chosen construction and finishing materials are complimentary to the existing material palette, enabling the proposal to align and sympathise with the overarching character of the main dwelling and the surrounding area.

Overall, the design, form and materials proposed help to preserve the character and appearance of the area and it is considered that the proposal will not result in unacceptable impact on visual amenity, therefore it is deemed to be acceptable and in accordance with WCS Core Policy 57 where a high standard of design is expected for extensions, as well as Policy 18 of the Joint Melksham Neighbourhood Plan which requires locally distinctive, high quality design that compliments and builds upon the local characteristics that contribute to the particular distinctiveness and positive quality of place of neighbourhoods in the Plan area. In addition, the proposals are also in accordance with the Wiltshire Design Guide, in demonstrating a good standard of design that is both compatible and complimentary to the existing dwelling.

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 close proximity to the application site are 47 Eden Grove, to which the application site is semi-detached, and 49 Eden Grove to the north. No's 104, 105A and 105B Top Lane are all located at the rear/side boundary of the application site.

No.47

No.47 is semi-detached to the main dwelling and is a similar two storey dwellinghouse. The application site benefits from a large amenity area to the rear and side of the main building, with the garage/garden store proposed on the opposing side of the garden to the shared boundary with No.47. The application site has minor variations with ground levels, with the main dwelling at a marginally higher ground level to where the building would be constructed. The main building has also had a single storey rear extension built in close proximity to the

established boundary hedging separating the properties, which would act as both a physical and visual buffer to the proposed works. Given the location of the building in the far-reaching corner of the amenity space and the overall single storey built form, the separation distance to No.47 is considered sufficient to mitigate against any overbearing effects resulting from the proposed works. No additional fenestration is proposed to the elevations facing the boundary with No.47 or visible to the occupants, thereby there would be no loss of privacy or increased overlooking.

No.49

Arguably, the property most likely to be affected by the proposed development is No. 49. Unlike the application site, No. 49 comprises a detached single storey dwelling with a comparatively smaller residential curtilage and more limited amenity space to the rear. Whilst an existing boundary fence provides a degree of separation between the two properties, it was observed that the originally proposed ridge height could give rise to an unduly imposing and overbearing presence when viewed from No. 49.

Given the close proximity of the structure to the shared boundary, the scale and height of the building had the potential to appear visually dominant from the rear elevation and private garden areas serving No. 49. Due to the single storey nature of the neighbouring dwelling, the structure would have occupied a notable proportion of the outlook from the principal rear-facing windows and amenity space, resulting in a more pronounced perception of enclosure. The proposed reduction in ridge height of approximately 0.5 metres materially lessens this impact. The lower roof profile reduces the apparent bulk and massing of the building when viewed from No. 49, helping the structure to sit more comfortably within its surroundings and reducing its prominence on the rear skyline. Consequently, the development would appear less visually assertive and less dominant in the outlook from the neighbouring property. This reduction in height also assists in maintaining a greater sense of openness, mitigating perceptions of enclosure and ensuring that the relationship between the proposed building and No. 49 remains acceptable in amenity terms.

104, 105A and 105B

These properties are located along the rear boundary with the application site and there is a significant separation distance when considering the extent of the amenity space serving the main dwelling and proposed siting of the structure, thereby mitigating against any resulting overlooking or loss of privacy resulting from the ground floor fenestration facing the rear boundaries. Given these separation distances, it is not considered that the works would result in unacceptable residential amenity.

Conclusion

Overall, it is considered that the proposed works will not result in unacceptable impact to residential amenity of the surrounding properties, nor will it result in unacceptable visual impact, overlooking, loss of light or overshadowing. The positioning of the proposed structure in relation to neighbouring properties enables sufficient separation distances between the

proposed development and adjacent properties, with the reduction in ridge height mitigating against any resulting sense of enclosure, overbearing effects or loss of outlook to No.49. This spatial arrangement helps to prevent any sense of encroachment and maintains an acceptable level of privacy and residential amenity. Therefore the proposal complies with WCS Core Policy 57 and Appendix D of the Wiltshire Design Guide, as an appropriate level of amenity can be achieved.

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 structure would be utilised as a garage for parking provision to serve the main dwelling. Currently, the property benefits from a large gravelled area to the side of the dwelling (within the curtilage) which provides off-road parking for a number of vehicles, facilitated by an existing dropped kerb. Vehicular access to the garage would be via entrance gates to the rear of the gravelled area, thereby enabling access via the established parking arrangement. No access alterations or alterations to current parking provision are proposed and Wiltshire Council Highways Officers have not objected to the proposed works.

Overall, 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

Overall, the proposed works are considered acceptable and would not result in unacceptable visual impact to the main dwelling or its setting. By reason of the scale, design and proposed materials, the proposed building is considered acceptable in the context of the main dwelling, aligning with the existing character and appearance of both the main building and the surrounding area. The use of sympathetic construction materials further enables the proposed works to align with the existing building and would not result in an incongruous appearance.

Additionally, the proposed works are not considered to result in unacceptable impact on residential amenity to neighbouring properties, nor is it considered to result in adverse impacts to either highway safety or the current parking arrangements.

As such, the application is recommended for approval, subject to the conditions set out below. 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:

Location Plan received 05.05.26
Proposed Block Plan received 05.05.26
Proposed Ground Floor Plan received 05.05.26
Proposed NW Elevation received 02.07.26
Proposed NE Elevation received 02.07.26
Proposed SW Elevation received 02.07.26
Proposed SE Elevation received 02.07.26

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