

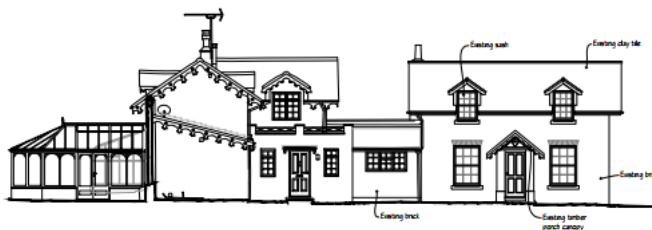
APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03753
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Garden House, Sandridge Park, Sandridge Common, Melksham, SN12 7QU
DEVELOPMENT DESCRIPTION:	Erection of single-storey extension to north-east elevation.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for the erection of a single storey extension to the NE elevation. The application is submitted using Householder application forms.

The extracts below demonstrate the existing layout and appearance of the property, together with the proposed appearance and layout subject to this application:



(L-R) Existing SE and NE Elevations



(L-R) Proposed SE and NE Elevations

The proposed extension would be a single storey extension to the side of the dwelling off of the NE elevation, the purpose of which is to enable an extension of the existing ground floor office. The extension would feature a parapet flat roof would be positioned lower than the existing eaves of the section of the dwelling to which it would adjoin.

The extension would be finished in brick to match the existing dwelling with stone cills to the window and door openings, whilst the roof will be finished in lead. In terms of fenestration, a single sash window is proposed to both the NW and SE elevations, with the end wall on the

NE elevation would feature a set of double doors centrally positioned with full length sash windows either side.

SITE DESCRIPTION/CONTEXT

The property known as Garden Cottage is a two-storey, brick built, detached dwellinghouse situated within Sandridge Park – a country estate with established gardens and parkland – approximately 2 miles east of Melksham. The property is unlisted, but is clearly of traditional proportions and architectural style. There is nothing to suggest that the property is integral to the understanding of Sandridge Park and the listed buildings thereon.

The site is accessed via an existing access track off of Sandridge Hill and is a rural location with far reaching views to the north, south and east. The property has been subject to previous alterations and extensions, most notably under W/78/01098/HIS which converted a previous outbuilding and linked it to the existing cottage. A further application under W/83/01191/FUL was approved for the addition of a first floor to the existing single storey section of house, as well as a conservatory. Collectively these applications contribute to the linear and varied built form that is evident today. The property displays a mixture of pitched roof two storey sections and single storey elements linking the property, whilst first floor dormers and gable ends are also present across the building, with ornate carvings to the dormers featuring on the NE, SE and SW elevations which match the existing bargeboards.

The property is constructed from brick with sash windows and a tiled roof. The surrounding area is largely rural with a number of properties within proximity to the site, most notably The Cottage and Grade II The Old Coach House (200m away), both to the west.



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

- Countryside Character Area – Avon Vales
- Historic Buildings Sites and Monuments Records – Sandridge Park
- Priority Habitat Polygons - Broadleaved, mixed & Yew woodland
- NE Priority Habitat Inventory – Deciduous woodland

- Groundwater levels between 0.025m and 0.5m below the ground surface
- Archaeology Monuments Lines – Sandridge Park and Sahara Sandpit, Westbrook

PLANNING HISTORY

Proposal / Summary
W/92/00240/FUL - Full planning permission Decision - Approve with Conditions Date: 23/3/1992 – Addition of entrance lobby and first floor bedroom
W/77/00059/HIS - Historic apps 1974 to 1983 Decision - Refused Date: 18/4/1977 – Extension to existing cottage and erection of garage
W/83/01191/FUL - Full planning permission Decision - Approve with Conditions Date: 6/12/1983 – Addition of first floor to existing single storey section of house and conservatory
W/78/01098/HIS - Historic apps 1974 to 1983 Decision - Approve with Conditions Date: 24/11/1978 – Conversion of existing outbuilding and link to existing cottage

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 15: Spatial Strategy for the Melksham Community Area
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 51: Landscape
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

The 'made' Joint Melksham Neighbourhood Plan 2 (2020-2038)

- Policy 18: Landscape Character
- Policy 20: Locally Distinctive, High Quality Design

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

Melksham Design Guidelines and Codes

The National Planning Policy Framework (NPPF)

- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment
- Paragraph 215: Balancing of public benefit against harm to heritage

The Planning Practice Guidance

National Design Guide

ISSUES

- Design and Impact upon the upon the character and context of the area
- Landscape and Visual Impact
- Residential Amenity
- Heritage Impact
- Flood Risk

CONSULTATION

Melksham Without Parish Council: No objection

REPRESENTATION

The application was publicised by direct neighbour letter, however no comments have been 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 appearance

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.

Policy 20 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 the neighbourhood area.

Section 12 of the NPPF expects a good standard of design that is visually attractive, functionally effective and contributed to the quality of the built environment, whilst 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 to encourage sensitivity to the local character.

It is acknowledged that the existing built form of the dwelling is somewhat extensive given the previous alterations and extensions which has seen the building evolve over the passage of time. However, the proposed extension would result in a modest single storey extension which would remain subservient to the main dwelling. The proposed design and built form of the extension would align and sympathise with the main building, whilst the use of matching materials and details (such as sash windows) would enable the development to integrate with the existing character and appearance of the main building. The structure would be of restricted height given its flat parapet roof, respecting the existing ridgeline and eaves of the main building.

The proposed extension is not considered to result in a crowded or confused appearance, and given the scale and built form of the extension, would not result in an overdeveloped or incongruous appearance, nor in a form of sprawl to the existing linear arrangement in this section of the building. Overall, the proposed development would comply with WCS Core Policy 57, Policy 20 of the Joint Melksham Neighbourhood Plan, the Wiltshire Design Guide, the Melksham Design Guidelines and Codes and the relevant provisions within the NPPF.

Landscape and visual impact

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes, giving particular weight to designated areas such as National Landscapes.

Policy 18 of the Joint Melksham Neighbourhood Plan 2 states that development should conserve or enhance the character, openness, tranquillity and amenity of the open countryside.

Whilst the site is not located within any specific designated area, landscape impact remains a relevant consideration for applications which propose new built form within the countryside. Whilst the application site is located some distance from the main road, it occupies a relatively open site in a largely rural location.

The proposed extension is not considered to result in unacceptable visual impact on the rural character of the area. The main building comprises the original dwelling which has been subject to previous alterations and extensions previously to result in the built form present today. The extension has been designed to remain clearly subordinate to the original structure in terms of its scale, massing and appearance and would read as a natural addition to the existing dwelling without appearing incongruous within its rural setting. Furthermore, the use of complementary materials would help ensure that the development integrates successfully

into the existing site and surrounding area, preserving the character and appearance of the countryside and the rural nature of this location.

The proposal, by virtue of its scale, siting and design, would not give rise to unacceptable harm to the rural landscape and scenic character of the locality, and therefore the development complies with Core Policy 51 of the Wiltshire Core Strategy, Policy 18 of the Joint Melksham Neighbourhood Plan 2 and Paragraph 187 of the NPPF.

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 proximity to the application site are The Cottage and The Old Coach House, both situated to the west of the application site. The settlement pattern here results in largely dispersed layout with a fairly substantial separation distance between the properties and the application site.

The extension is proposed to the NE elevation, which is effectively the opposing side of the dwelling to both The Cottage and The Old Coach House. The existing positioning and built form of the main dwelling would partially conceal vantage points of the extension to both properties, as well as the existing established landscaping and vegetation enabling a degree of screening to the proposal.

Whilst additional fenestration is proposed, the separation distances are sufficient to not result in unacceptable overlooking or loss of privacy, whilst the spatial distances between the properties would not result in overshadowing or overbearing effects.

It is therefore considered that the proposed works would not result in unacceptable impact to the residential amenity of surrounding occupiers and the proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Heritage

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Core Policy CP58 of the Wiltshire Core Strategy, 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

Core Policy CP57 'Ensuring high quality design requires a high quality of design in all new developments' requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development.

Whilst the property is not a heritage asset and is not located within a Conservation Area, Grade II The Old Coach House is located approximately 200m from the application site to the SW boundary.

The proposed works solely relate to the extension of a single storey modest side extension which would be solely contained within the residential curtilage of Garden House. Given the modest scale and nature of the extension and its positioning on the end wall of the NE elevation, the proposed development is not considered to result in unacceptable impact to The Old Coach House. There is a substantial separation distance between the properties, with the proposed works not considered to impact on the character and appearance of the listed building, given that the proposed development would not result in any change to spatial relationship between the application site and the listed buildings.

Given the limited nature of the proposal, it is considered that the development would not adversely affect views of the listed building, its contribution to the surrounding area or the way in which its architectural and historic significance is viewed and appreciated. Consequently, it is considered that the proposal would not impact the significance or setting of the nearby listed building and the development is therefore considered to comply with Core Policy 58 of the Wiltshire Core Strategy and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant provisions of the NPPF.

Flood risk

Core Policy 67 of the Wiltshire Core Strategy and paragraph 181 of the NPPF requires that all new development avoids increasing flood risk on-site or elsewhere and, where appropriate, incorporates sustainable drainage measures. Development must also comply with national policy on flood risk management and drainage design. Paragraph 176 (via footnote 62) of the NPPF states that householder development should not be subject to the sequential test, nor the exception test.

The site lies within an area identified by mapping as having groundwater levels at or close to the ground surface, which indicates a potential susceptibility to groundwater flooding under certain conditions. In terms of footprint, the proposal comprises a modest rear ground floor extension within the residential curtilage of an existing dwelling and would not result in a significant increase in impermeable surfacing.

Given the scale and nature of the development, it is not considered that the proposal would materially alter existing drainage patterns or increase surface water runoff to the detriment of neighbouring land or properties. A proportionate approach to surface water management is therefore considered appropriate, and the development is not expected to increase flood risk on or off the site. Therefore, the proposal is considered to comply with Core Policy 67 and the relevant provisions within the NPPF.

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 development is considered acceptable and would not result in unacceptable visual impact to the main dwelling, its plot or the surrounding area. The modest scale and nature of the proposal, together with its positioning, would result in a subservient and sympathetic addition to the main building which is proportionate to its existing built form. The incorporation of matching construction materials enables the proposed works to integrate and align with the existing character and appearance of the dwelling and would not result in an overdeveloped or incongruous appearance. Furthermore, the proposal is not considered to result in unacceptable impact to the residential amenity of neighbouring occupiers, nor are the proposed works considered to result in unacceptable visual impact on the surrounding area, given the rural setting of the site and the relative openness of the locality. Additionally, the proposed works are not considered to result in harm to the Grade II listed The Old Coach House, and are not considered to materially alter existing drainage patterns or increase surface water runoff.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, The 'Joint' Melksham Neighbourhood Plan 2, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Wiltshire Design Guide, the Melksham Design Guidelines and Codes 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 the following 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:

220113-05 – Existing Site and Location Plan received 15.06.27
220113-100 – Proposed Floor Plans and Elevations received 15.06.27
220113-101 – Proposed Site Plan received 15.06.27

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