

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03512
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	6 The Pelch , Pelch Lane, Seend Cleeve, Seend, Melksham, SN12 6NH
DESCRIPTION:	Single-storey side extension, external alterations, and landscaping operations
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

A reduced red line area and changes to the description were made on 2 July 2026, which occurred during the consultation period. Flood risk information was received 20 July 2026.

The application seeks planning permission for a single-storey side extension, external alterations to fenestration, and minor landscaping operations to create a patio to rear of the dwellinghouse. The extension would have brick walls and an asymmetrical dual-pitched roof topped with roof tiles. It would measure approx. 5.8m wide, 7.8m deep, with a maximum height of 5m. It would provide a kitchen/diner and study/boot room with WC. External alterations change a window to door on rear elevation, and ground to rear of the proposed extension would be lowered to form a patio.

SITE DESCRIPTION

The application site is a two-storey end-of-terrace dwellinghouse known as 6 The Pelch. It has walls of brick, and a steeply pitched gabled tile roof, uPVC fenestration, front driveway and surrounding gardens. Its setting is characterised by its rural foliated surroundings. It is in open countryside between the large village of Seend (east) and the small village of Seend Cleeve (west). Relevant designations and constraints include Flood Zone 1 where groundwater levels are between 0.025m and 0.5m below the ground surface, Seend Head Mill Local Habitat Site (2km Core Roost Buffer), Seend Cleeve Quarry SSSI and Seend Ironstone Quarry and Road Cutting SSSI within 250m, nearby priority habitat.

PLANNING HISTORY

The application benefitted from pre-application advice under reference ENQ/2026/00101.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 50: Biodiversity and Geodiversity (CP50)
- Core Policy 51: Landscape (CP51)
- Core Policy 52: Green infrastructure (CP52)
- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 67: Flood Risk (CP67)

Saved policies of the Kennet Local Plan 2011 (KLP)

Seend Parish Neighbourhood Plan – Made May 2021 (SPNP):

- Policy SP1: Locally Distinctive, High Quality Design
- Policy SP5: Parish Green Infrastructure and Biodiversity
- Policy SP9: Pre-application Community Engagement

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Seend Parish Council – No responses received by close of consultation period or at the time of the case officer's recommendation.

Wiltshire Council's Ecology Team – No objection, subject to condition to control new external lighting, advising that the development is screened out of Appropriate Assessment, that no further bat survey effort is necessary, and that the case officer should satisfy themselves of the BNG exemption (23/07/2026).

Wiltshire Council's Arboricultural Officer – No objection, subject to conditions, advising that the site contains a number of visually prominent trees but that the development should not directly impact upon them. They recommend conditions to secure tree protection measures before development commences (22/06/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 20 June 2026. No letters of representation were made by members of the public.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires all new development, including extensions and alterations to existing buildings, to meet a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Policy SP1 of the Seend Parish Neighbourhood Plan (SPNP) seeks to ensure the design of all new development responds positively to the local distinctiveness of the parish.

Appendix D of the Wiltshire Design Guide (WDG) expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The proposed side extension would have a clear deferential relationship to the dwellinghouse, through matching materials, complementary details and subservient set back, size and scale.

Although the extension's roof form would be an unusual shape, adorned with rooflights, flues and solar panels, it would interact well with the existing roof and otherwise complement its modern appearance.

Minor external alterations are proposed that complement the architectural style of the dwellinghouse, while some landscaping operations to form a patio would improve the connection between indoor and outdoor spaces.

The site contains several visually prominent trees that contribute to the area's rural character. Wiltshire Council's Arboricultural Officer is satisfied that the development should not directly impact on trees but that a condition is necessary to secure protective measures before development commences, and the applicant has agreed to such a condition.

The development would not harm the character or appearance of the surrounding area. This is subject to conditions to control delivery of the design to an acceptable standard and to secure tree protection measures before development commences. Accordingly, it would satisfy the expectations of adopted design guidance and the requirements of Policy SP1 of the SPNP and CP57 of the WCS.

Residential amenity

Core Policy 57 (vii) of the WCS seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the WDG expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellinghouse to the application site is No. 5 The Pelch. The proposed extension would be single storey in scale and positioned a substantial distance from the boundaries shared with neighbouring residential properties. As such, it would not appear unduly dominant or overbearing when viewed from adjacent land, nor would it result in any unacceptable loss of outlook, privacy, or residential amenity for neighbouring occupants. The proposed external alterations and landscaping works are limited in scale and confined to the application site. Consequently, they would not give rise to any adverse impacts on the amenities of neighbouring properties. Overall, the development would preserve the living conditions of both the occupiers of the application property and those of surrounding residential dwellings.

The proposal is therefore considered to accord with the relevant principles of adopted design guidance and the objectives of Core Policy 57(vii) of the Wiltshire Core Strategy.

Drainage and flood risk

The site lies within an area identified by Wiltshire Council's Strategic Flood Risk Assessment (SFRA) as being at medium risk from groundwater flooding, notwithstanding its location within Flood Zone 1.

The application is supported by a site-specific Flood Risk Assessment (FRA), which demonstrates, with supporting evidence, that finished floor levels within the proposed extension would be set 300mm above the estimated 1 in 100 annual probability flood level. National Planning Practice Guidance (PPG¹) advises that minor development, including householder development, is unlikely to raise significant flood risk issues. It is also relevant that the requirements of Part H of the Building Regulations would apply to ensure the provision of satisfactory drainage arrangements.

In light of the above, adequate measures have been incorporated to mitigate the risk of flooding. The proposal would therefore not increase flood risk on or off site and is considered to accord with Core Policy 67 of the Wiltshire Core Strategy.

Ecological matters, including Biodiversity Net Gain (BNG)

The development qualifies for an exemption from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include the relevant informative note.

The site contains habitat and is nearby to areas recognised for their importance to nature conservation, including being within the buffer zone of a local bat roosting site associated with the Bath and Bradford-on-Avon Special Area of Conservation (SAC) for bats. The application was supported by a Preliminary Roost Assessment (PRA) which found negligible potential for bats and no evidence of bats roosting within the building.

Wiltshire Council's Ecology Team raise no objection, advising that the development, by reasons of its scale and separation from the SAC, is screened out of Appropriate Assessment. Furthermore, they advise that the PRA can be relied upon and no further surveys are necessary.

A condition is recommended to control new external lighting within the site; the wording of which has been amended to align with the six tests. The Local Planning Authority can be reasonably certain that protected species and their habitats would not be adversely affected by the development, and accordingly it would cause harm to local biodiversity as required by SP5 of the SPNP CP50 of the WCS.

PLANNING BALANCE AND CONCLUSION

The development would have acceptable effects in respect of matters of acknowledged importance to the public interest, subject to the recommended

¹ PPG, Paragraph: 051 Reference ID: 7-051-20220825 (<https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>).

conditions. Furthermore, it would not conflict with the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The statutory requirements have therefore been fulfilled, and the application should be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

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:

Proposed Site Plan. SMH/21/25/24 - 10a. Received 3 June 2026.

Proposed Ground Floor Plan. SMH/21/25/24 - 11a. Received 3 June 2026.

Proposed First Floor Plan. SMH/21/25/24 - 12a. Received 3 June 2026.

Proposed Second Floor Plan. SMH/21/25/24 - 13a. Received 3 June 2026.

Proposed Elevations. SMH/21/25/24 - 14a. Received 3 June 2026.

Ecological Survey Report. By BatCraft (NWP/ESR-24/4/26-version 1). Received 3 June 2026.

Location Plan. SMH/21/25/24 - 16b. Received 2 July 2026.

Flood Risk Assessment. Received 20 July 2026.

Flooding Plan. SMH/21/25/24 – 17. Received 20 July 2026.

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

3. No development shall commence on site until a Tree Constraints Plan/Tree Protection Plan, which denotes the trees Root Protection Areas (RPAs), Construction Exclusion Zones (CEZ) and position and type of tree protection fencing in accordance with British Standard 5837 (2012): "Trees in Relation to Design, Demolition and Construction -Recommendations" has been submitted to and approved in writing by the Local Planning Authority. Where works are required within the CEZ, the submitted details shall include an Arboricultural Method Statement to demonstrate the methods and materials do not negatively impact on the long-term health of retained trees.

The submitted details shall include provisions to ensure that:

- no fires shall be lit within 10 metres of the furthest extent of the canopy of any retained tree(s) or hedgerow or adjoining land;
- no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree(s) or hedgerow to be retained on the site or adjoining land; and
- no workers' compounds/facilities or heavy machinery will be located or stored, within 10 metres of the trunk of any tree(s) or hedgerow to be retained on the site or adjoining land.

The development shall not be carried out other than in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the Local Planning Authority to ensure the protection of trees on the site in the interests of visual amenity and in exercise of its duty under S197 of the Town and Country Planning Act 1990.

4. No new external light fixture or fitting shall be installed on the development hereby permitted unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

5. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives to the Applicant:

1. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as

amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.