

Application No:	ENQ/2026/01258
Application Type	Pre-Application enquiry
Proposal:	Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension. Inclusion of a first floor WC with conservation roof light and like-for-like refurbishment of existing main roof (front and rear).
Location:	42 Shurnhold, Bath Road, Melksham, SN12 8DG
Case Officer:	Victoria Blackmore

Dear Sir/Madam

I refer to your pre-application enquiry which was lodged/registered on 04 June 2026.

In response to your enquiry, I hope you find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

SUMMARY OF OFFICER VIEW

The proposed development will be assessed against the policies of the Development Plan in any forthcoming planning application. It is considered that based on the information provided, the principle of the proposed development does have merit, but additional information and consideration is required to provide more detail on the proposal and to address specific concerns. These are outlined in the response and should be addressed before submitting a formal application.

CONSTRAINTS

The site is subject to the following relevant planning designations and constraints:

- Countryside Character Areas – Avon Vales
- Historic Building Sites and Monuments Records – 40 and 42 Bath Road
- Grade II listed building
- Grade II listed No 14 and 15 The Green
- Risk of groundwater flooding to both surface and subsurface asset
- Archaeology Monument Polygons – 40 and 42 Bath Road

RELEVANT PLANNING HISTORY

- W/91/00894/LBC - 15 replacement natural stained double glazed wooden windows – WITHDRAWN 24.10.91
- W/94/00383/LBC - Replacement white painted double glazed windows – APPROVED 03.05.94
- PL/2026/00859 & PL/2026/01021 - Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension. Inclusion of a first floor WC with conservation roof light and like-for-like refurbishment of existing main roof (front and rear) – WITHDRAWN 04.06.26

RELEVANT PLANNING POLICIES

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this pre-application enquiry are listed below:

Wiltshire Core Strategy (WCS)

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

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

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

Supplementary Planning Documents

- 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

ISSUES

- Design and impact on character and appearance of the area, including heritage impact
- Impact on residential amenity

SITE AND PROPOSAL

The site known as 42 Shurnhold is located on Bath Road within the market town of Melksham. The main dwelling is a semi-detached stone built, two storey semi-detached dwelling located on the edge of the settlement and sits in an elevated position in comparison to the main road. The dwelling benefits from a small front garden with a more extensive rear garden, with vehicular parking fronting a detached garage to the side of the dwelling.

Nos 40 and 42 Bath Road are a semi-detached pair of Grade II listed buildings. The cottages are built from locally quarried rubblestone with dressed stone surrounds to doors and windows, cyma-moulded mullions and a stone-tiled roof with coped verges and saddle stones. The quality of the construction and details would indicate that these were designed to house workers either at Shurnhold Farm or were estate cottages. The surrounding area has a linear arrangement of buildings and residential properties along both sides of the carriageway, with varied built form and materials within the local vernacular.

There are several elements to the proposed works, namely:

- Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension
- Inclusion of a first floor WC with conservation roof light
- Like-for-like refurbishment of existing main roof (front and rear).

CHARCATER AND APPEARANCE OF AREA AND HERITAGE

The Council's Conservation Officer was consulted, and a site visit undertaken, complete with discussion regarding alternative approaches which would better respect the heritage assets and locality. The various elements are set out in the subsections below, incorporating the comments and observations of the Conservation Officer.

Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension

The proposed extension would be situated at the rear of the building which extends across to be against the existing detached garage located at the side of the dwelling, with the proposed design, bulk and mass of the proposed extension demonstrably different to the initial scheme which was previously subject to assessment under the now-withdrawn applications PL/2026/00859 and PL/2026/01021. The extension would project into the rear amenity space, marginally beyond the existing rear wall of the adjacent garage and beyond the established rear wall of the main building, and would introduce a contemporary yet functional space to the dwelling to create a kitchen, dining and living space. In terms of construction, the extension would feature a flat roof which would respect the existing and historic eaves to the cottage, constructed utilising timber (potentially light washed oak) to create horizontal eaves boarding with elements of rubble stone also incorporated to echo and align with the main building. The extension would also feature extensive floor-to-ceiling glazing to the rear façade and side elevation, whilst the portion of the extension visible from the frontage would display a fully glazed appearance with similar floor-to-ceiling windows, creating a 'see-through' visual.



(L-R) Proposed Computer-Generated Images of The Rear And Front Of The Dwelling

An existing rear extension is already in situ at the rear of No.42 which incorporates a kitchen, utility and bathroom. This extension is a simple mono pitched lightweight structure with unusual staggered stonework to the side wall, but lacks a damp-proof course or solid floor and has previously been confirmed to be suffering from damp and structural decay. The principle of the replacement of this structure has previously been considered to be acceptable in heritage terms; however, its replacement should respect and respond to the significance of the heritage asset, as discussed below.

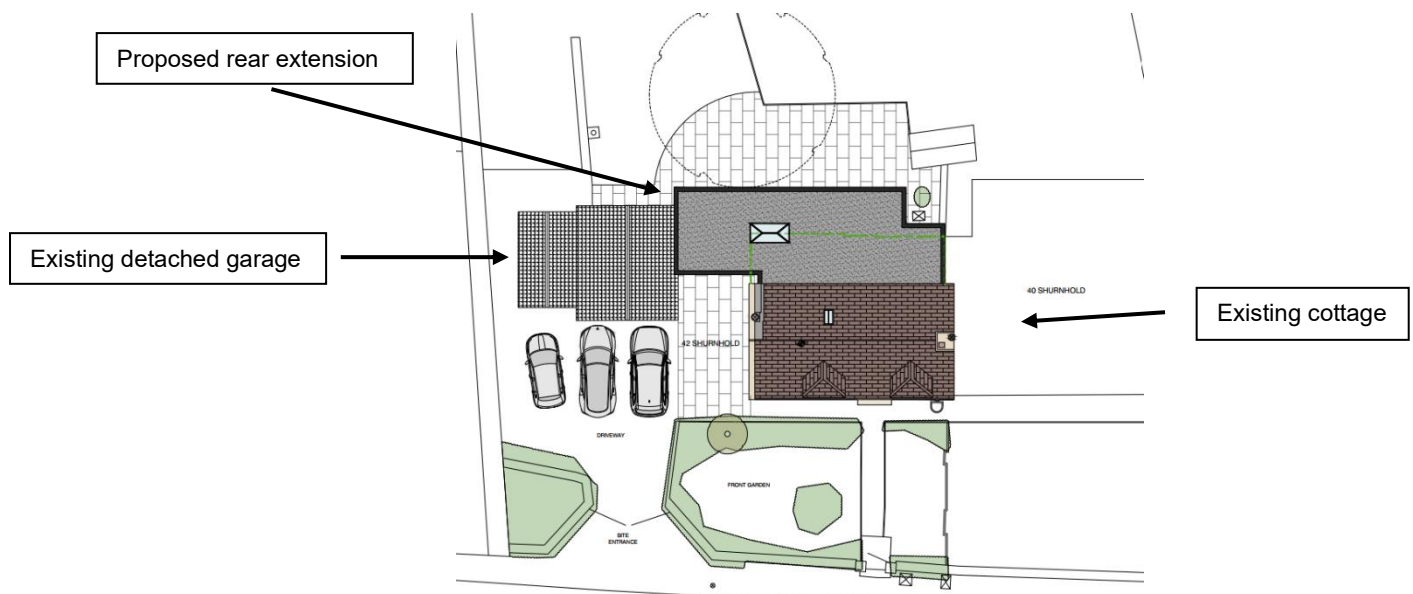
The function of a kitchen has changed in recent years, from being a small place to cook and undertake some domestic chores, to becoming the centre of family life. This has put pressure on listed buildings to create the large kitchen/ dining/ living spaces that are filled with natural light and provide a connection

to the garden. However, in some situations this will not be possible, or an alternative, balanced approach will need to be undertaken.

Due to the current built form of the cottage, the eaves of the building are relatively low, which means that there is a perceived limitation on the types of extension that could be undertaken. In practical terms, the incorporation of a flat roof (with or without a parapet) would enable the extension to sit under the existing ridge height of the main cottage, as well as enabling a raised roof lantern to be formed within the flat roof. Originally, concerns remained regarding the scheme potentially introducing a design that would have conflicted with the significance of the main dwelling and would result in a more traditional 'orangerie' type extension. Orangeries are often associated with higher status dwellings, such as those associated with gentry or even larger vicarages, rather than small cottages akin to the application site. Orangeries often have elaborate or expensive joinery details and forms that contrast with the vernacular form and whilst contrast between old and new can work and be considered acceptable, designs must respect the original form of the building.

During the site meeting, it was discussed that the creation of an 'Orangerie' based extension is not acceptable in principle for this property. A simpler structure in a contemporary design including bi-fold doors and roof lights, or a very simple extension (similar to the existing) could provide some of the requirements of the Applicants whilst respecting the main dwelling and heritage asset, with the proposed scale of an extension not exceeding that of the existing footprint of the historic core of the dwelling.

With regards to the specific proposal subject to assessment, the overall appearance of the extension remains contemporary and whilst the proposed footprint is fairly substantial, it has been stepped back from the main house to allow the original footprint of the building to be read and observed, with the structure extended to span across to connect to the existing garage. Careful external landscaping can help to soften the glazed elements to the front elevation when viewed from the principal elevation and frontage, especially as aspects of the extension would be visible from the streetscene and local vernacular (albeit recessed from the road).



As shown by the historic mapping, the lean-to extensions currently in situ on the property were undertaken in stages, though they now present as a single extension. The structures are generally of poorer quality than the main house and therefore have suffered from dampness and limited movement. The loss of these structures and the replacement with a suitably designed extension is acceptable in principle, with the principle of the revised design supported but dependent on the correct materials and details. If these are not specified within the application, they will be subject to condition and therefore it is encouraged for details to be included within any forthcoming submission to enable a full and proper assessment.

The resulting scale and form of the extension would be considered proportionate to the main building and would not result in an overdeveloped or incongruous appearance. Whilst the resulting footprint would be substantial, it is not considered to overwhelm the rear façade or result in demonstrable loss of rear amenity space serving the dwelling. Whilst contrasting materials are proposed to be

incorporated, they are still considered to sympathise with the character and appearance of the dwelling, providing a clear definition between the older, historic section of the main building with the modern and contemporary addition. However, finer details of the extension and its construction would still be required to enable a full assessment of its acceptability.

Any forthcoming submission is encouraged to address the type of glazing proposed for the extension. Consideration is required, in particular to the front elevation, given its prominent position to the front of the building and vantage points from the surrounding area, as well as addressing the amenity of the applicants. To be clear, reflective glass would not be supported and clear glass may result in the use of hanging nets/curtains to allow for privacy, and would be considered to cause harm to the listed building. The type of glass suitable for use within the extension would allow for a managed approach in relation to privacy and openness, but would also reduce any future potential for harm.

Additionally, any forthcoming submission should include a clear and convincing justification for the proposed depth of the extension due to the scale and footprint of the structure. The pre-application plan indicates that the whole general living space will be formed within the new extension, which raises concerns that the main property will become subservient or redundant.

Lastly, should a formal submission ensue, an assessment would be required on any potential impacts to No 40 Shurnhold, a grade II listed cottage which is semi-detached to the application site. As previously stated, No.40 has itself been subject to previous alterations and extensions itself however the relationship between the heritage assets means that consideration is afforded to any impact that the proposed works may have on the significance of the building and its setting to ensure that the proposal would preserve the special architectural and historic interest of the building. Notwithstanding, the extension presents as a ground floor, flat roof structure with a modest footprint, however is positioned in close proximity to the shared boundary. Based on the information submitted, the modest scale and subordinate form of the extension may be capable of preserving the special architectural and historic interest of the neighbouring listed building, however it should be noted that the final assessment and judgement would be subject to consideration of detailed plans and supporting information submitted as part of any subsequent application.

Like-for-like refurbishment of existing main roof (front and rear).

During the site visit, the proposed works to the roof were discussed and it was advised that the use of reconstituted stone would not be supported on the listed building as this would be considered a change of material and be recommended for refusal. As part of the application, it would be expected that a report on the condition of the roof covering would be included to support and demonstrate that the roof covering has come to the end of its natural life. Building Control would consider the works as replacement of the roof covering and would expect to see some consideration for improving thermal efficiency and whilst this is acceptable, this could have implications on the appearance and the existing fabric of the main building. Any details of upgrading or improvements to the roof would be required to be included within a forthcoming application, however it is stipulated that the use of foil backed products are not supported, and any increase in insulation should consider the vapour permeability (breathability) of the building.

Inclusion of a first floor WC with conservation roof light

It is proposed to provide a first floor WC directly off of the first floor landing. As no external fenestration is proposed to the external walls, the WC is proposed to be lit by the insertion of a conservation roof light. This element of the proposal raises some concerns that it may require the existing (and presumed historic) roof structure to be cut to suit the new opening. The cutting of historic fabric for the insertion of a roof light is not generally supported, especially if additional works to the roof structure are required.

The creation of a first floor WC is in principle acceptable, but further details are required to support any forthcoming application. This should include details of the existing fabric, works to the roof to enable the insertion of the rooflight, whether the floorboards are historic, how the WC & hand basin are to be fixed (if on lath & plaster, this could cause issues) and how the walls will be formed.

AMENITY

The property is semi-detached to No.40 Shurnhold, which is also a Grade II listed property, with No's 67-73 Caretakers Close situated to the north.

The proposed extension may be visible to all surrounding properties, owing to the position of the extension and the local settlement pattern. With regards to No.40, the extension would present as a single storey, flat roof structure and therefore would not be considered imposing or overbearing to the occupants. The flat roof, single storey form is also not considered to result in overshadowing or an unduly sense of enclosure, with no proposed fenestration overlooking the boundary to result in increased overlooking or loss of privacy. Whilst the extension would project from the rear façade, the resulting mass and built form is not considered to result in unacceptable impact to the residential amenity of No.40. However, it is noted that when comparing the computer-generated images with the proposed floor plans, there remains ambiguity regarding how close the side wall of the extension would be to the boundary with No.40. The proposed floor plans show a section of the extension recessed from the rear wall of the extension where it is adjacent to the shared boundary, however the generated images convey one consistent rear wall. It is acknowledged that the computer generated images give more of an idea of scale and design of the proposal, however the submitted plans within a future submission would need to accurately illustrate the proposed layout and arrangement.

Nos 67-73 Caretakers Close are a small group of terraced properties located to the north of the site, with all rear boundaries in close proximity to the side boundary of the application site. Whilst the application site itself benefits from established and mature planting to the boundary, vantage points of the existing garage are still possible. The built form of the extension would align with the front wall of the garage, however would project marginally beyond the rear wall of the garage as well as the rear wall of the main building, with the height largely concealed behind the pitched roof of the garage when viewed from certain vantage points to the north. Additionally, the extension would not be positioned in closer proximity to the shared boundaries. The section of the extension which projects beyond the garage wall would feature floor-to-ceiling fenestration, with more substantial glimpses of the rear wall of the extension possible to the applicants of Nos 67, 69 and 71 given their positioning, with possible vantage points to the entirety of the rear façade also possible. However the overall position of the extension would enable sufficient separation distances to the boundaries with No.67-73 to help mitigate against any perceived overlooking or loss of privacy. The positioning of the existing garage also remains a physical and visual buffer to the proposed works, with the extension not considered to result in unacceptable increased overlooking, loss of privacy or overbearing effects.

Overall, subject to further details within a formal submission, it is considered that the proposed works may not result in unacceptable impact to the residential amenity of the adjacent neighbours, respecting the existing separation distances and not resulting in increased overlooking, loss of privacy or overbearing effects, and therefore may accord with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

CONCLUSION

Overall, it is considered that the proposed works would result in a neutral impact to the heritage asset, meeting the requirements of current conservation legislation, policy and guidance, therefore it is likely that should a formal application be submitted, it would be supported subject to further details and information within the submission. The proposed works would provide a contemporary addition to the application site which, whilst modern and visually contrasting to the main building, is still considered to sympathise with the overarching character and appearance of the heritage asset and its setting. The scale and design of the extension would remain subservient to the main building and proportionate to the existing built form. Additionally, subject to further detail, it is not considered that the extension would result in unacceptable impact to the residential amenity of neighbouring and surrounding properties, nor would it result in increased overlooking, loss of privacy or overbearing effects.

Consequently, it is considered that the proposal would broadly comply with WCS Core Policies 57 and 58, Policies 18 and 19 of the 'Joint' Melksham Neighbourhood Plan 2 (2020-2038), Section 66 of the Planning (Listed Building and Conservation Area) Act 1990, the Wiltshire Design Guide, the Melksham Design Guidelines and Codes and the relevant provisions within the NPPF. However in order to assess the proposal fully for compliance with the aforementioned policies and guidance, further information is required to consider the merits and acceptability of the extension, the proposed glazing, justification of

the depth of the extension, the proposed rooflight to serve the WC, the refurbishment of the existing roof and any potential heritage impact to the adjoining neighbour, 40 Shurnhold.

SUPPORTING INFORMATION REQUIRED FOR FUTURE APPLICATION

When preparing to submit a planning application, it is important to ensure that all the necessary plans, documents, and supporting information are included to meet both national and local validation requirements. Failure to provide the required information may result in delays or your application being declared invalid.

Wiltshire Council has adopted local validation checklists which set out the supporting documents required for different types of development, in addition to those set out by national guidance. You can access both the National Requirements and Wiltshire Council's Local Validation Checklists here: <https://www.wiltshire.gov.uk/planning-validation-checklists>

We recommend you review the relevant checklist for your proposal type and use it as a guide when preparing your submission. For your information, should you wish to proceed with a planning application based on the advice provided above, it is recommended that the following documents are submitted in support of your application.

- Design, Access and Heritage Statement (which includes further information on the proposal including justification of the proposed footprint, the proposed works entailed to create the first floor WC including the rooflight and associated works involved to the roof, the like-for-like refurbishment works to the main roof including chosen materials, details on the proposed glazing for the extension and addressing heritage impact to both the main dwelling and No.40)
- Site Location Plan
- Proposed Block Plan/Site Plan demonstrating the proposed extension within the residential curtilage and in relation to the existing buildings, including any landscape features within the site
- Existing and proposed floor plans and elevations
- Existing and proposed large scale elevations and sections of window units and roof lights
- Accompanying internal and external photographs of the main dwelling and from within the rear amenity space to demonstrate the existing appearance and layout
- Annotated photos to show where the proposed refurbishment works to the main roof are located

CLOSING SUMMARY

This advice is offered in good faith based on current policy and guidance. While it provides a helpful steer, it cannot prejudice the outcome of any future planning application. Please ensure that any submission is fully supported by the required information and that material considerations identified above are addressed. Should you require further assistance, please do not hesitate to contact us.

Yours faithfully

Head of Development Management

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