

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02594
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	1 Magister Road, Bowerhill, Melksham, SN12 6FD
DEVELOPMENT DESCRIPTION:	Single storey side lean-to extension to link the garage entrance to the main house and provide storage space
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL AND SITE DESCRIPTION

The application seeks planning permission for a single storey lean-to side extension at 1 Magister Road, Bowerhill, Melksham.

The application site comprises a two-storey detached dwelling within the settlement of Bowerhill. The proposed extension would provide storage space and create a link between the existing garage and the main dwelling.

The site is bordered by a substation and residential dwelling to the north, garages to the east (rear) and another residential dwelling to the south. The proposed side extension would be situated between the main dwelling and the northern boundary wall, adjoining the substation for part of its length, and the garden area serving the neighbouring dwelling to the north for the remainder.

It is noted that the elevations provided do not show the entire front or rear elevations, but the complete side elevation is provided, and it is considered that there is enough detail provided to make an informed judgement.

The application site is not subject to any planning policy or environmental policy designations.

PLANNING HISTORY

Proposal / Summary
No relevant planning history

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 64: Demand Management

Joint Melksham Neighbourhood Plan

- Policy 18: Locally Distinctive, High Quality Design

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

Melksham Without Parish Council: No objection

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 appearance

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.

Policy 18: Locally Distinctive, High Quality Design of the Joint Melksham Neighbourhood Plan states that proposals that contribute to the conservation, enhancement and extension of the quality and local distinctiveness will be supported.

The dwelling is a two-storey detached dwelling located within an established residential area. There is a single storey study and garage at the front of the building. The proposed extension seeks to infill the gap between the existing dwelling and the side boundary fence through the erection of a single-storey lean-to extension. The extension would incorporate three rooflights, and a rear entrance door, and it would provide an internal link through to the existing garage.

The extension (where visible) will be finished in buff brick and render, set beneath concrete plain tiles to match the existing dwelling. The proposed windows and doors would be constructed from either UPVC or timber.

The single-storey extension would be a modest scale and would remain subservient to the host dwelling. It would not be widely visible within the surrounding area. The proposed materials are considered appropriate and would integrate the extension effectively with the existing property. As such, it is not considered that the proposal would result in harm to the character or appearance of the dwelling, or wider street scene.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy, Policy 18 of the Joint Melksham Neighbourhood Plan and Appendix D of the Wiltshire Design Guide.

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 proposed extension would be single storey, located on the side of the dwelling and set beneath a lean-to roof. The development would incorporate a single external door on the front of the extension, and three rooflights. Part of the extension would be next to a substation, and part would be adjoining the garden of the residential property to the north. Given the limited scale and siting of the extension, and the existing boundary fence, it is not considered that the proposal would cause any unacceptable loss of light, overshadowing, loss of privacy, or overbearing effects. Furthermore, no neighbours have objected to the application.

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 and parking

Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The proposal relates to a single storey side extension that would not create any additional bedrooms, nor would it impact any existing parking spaces or garage on site. There is no proposed change to the existing access arrangements.

There is therefore no change to the parking arrangements on site and no conflict with Core Policy 64 of the Wiltshire Core Strategy.

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 is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or parking.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy and Joint Melksham Neighbourhood Plan. 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:

Site Location and Existing Block Plan 26001/01
Proposed Block Plan 26001/03
Proposed Elevations 26001/04

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

Informatives to the applicant:

BNG not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Permission not authorising work on land outside the applicant's control & party wall act

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Building Regulations

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.