

Covering Letter – Regularisation of Existing C3 Residential Use

Full Planning Application – Regularisation of Existing C3 Residential Use (Two-Bedroom Dwelling), The Coach House, 489A Semington Road, Melksham

To: Planning Department, Wiltshire Council, County Hall Bythesea Road, Trowbridge, BA14 8JN

Date: 28.08.2026

Dear Sir/Madam,

Please find enclosed a full planning application seeking the **regularisation of the existing C3 residential use** of The Coach House, 489A Semington Road. The building has already been granted temporary non-ancillary C3 permission under **PL/2024/09323** and has now operated as an independent dwelling for **over two years without any harm**, complaint, or amenity conflict. This application seeks only to formalise that established position.

The accompanying **Design, Access and Planning Statement** sets out the full planning history and demonstrates that, across all relevant assessments – PL/2021/06824, PL/2024/09323, and ENQ/2025/01496 – the Council has consistently confirmed:

- **No design harm**
- **No character harm**
- **No amenity harm**
- **No privacy or overlooking harm**
- **No overshadowing or overbearing harm**
- **No highways or access harm**
- **No safety concerns**

The proposal introduces **no physical changes, no intensification, and no new impacts**. It simply regularises an existing, proven C3 dwelling that already meets all relevant criteria under CP57, CP60, CP61, CP64 and the NPPF.

The submission also addresses and corrects the officer's repeated misclassification of the proposal as a "new-build dwelling". As set out in the Statement, The Coach House is an **existing building**, and none of the new-build standards referenced – NDSS, garden sizes, separation distances, or visibility splay requirements – apply to this application. This position is reinforced by Wiltshire Council's **formal withdrawal of its emerging Local Plan**, meaning all emerging standards now carry **zero weight**.

The application package includes:

- **Design, Access & Planning Statement**
- **Officer Objection Table (ENQ/2025/01496)**
- **Judicial Rulings Summary**
- **Harm Matrix**
- **Legal Position Statement – Withdrawal of Emerging Local Plan**
- **Existing and Proposed Plans (unchanged)**
- **Supporting letters from tenants and Wrights Residential Lettings**
- **Delegated Reports for PL/2021/06824, PL/2024/09323, and ENQ/2025/01496**

These documents collectively demonstrate that the Coach House has already passed every harm-based test and operates as a fully compliant C3 dwelling. **With Wiltshire's 2.42-year housing land supply, the tilted balance is engaged and substantial weight should be afforded to the benefits of the proposal in the absence of any identified planning harm.**

For the reasons set out in the enclosed documentation, it is respectfully submitted that planning permission for the **regularisation of the existing C3 residential use** should now be granted.

Yours faithfully,

Paul Williams

Applicant
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