

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04796 & PL/2026/04807
APPLICATION TYPE:	Householder planning permission & Listed Building Consent
SITE ADDRESS:	42 Shurnhold, Melksham, SN12 8DG
DEVELOPMENT DESCRIPTION:	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 refurbishment of existing main roof (front and rear).
RECOMMENDATION:	That Planning Permission and Listed Building Consent be GRANTED

PROPOSAL

The proposal seeks planning permission and Listed Building Consent for the demolition of an existing single storey rear lean-to extension and the erection of a replacement single storey extension, the creation of a first floor WC with conservation roof light and the refurbishment of the existing front and rear roof. The application is submitted on a dual Householder and Listed Building Consent form.

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



Existing Front and Rear Elevations



Proposed Front and Rear Elevations

The existing rear single storey extension is proposed to be removed to facilitate a replacement single storey rear extension. The extension would be marginally recessed from the existing boundary wall to the left-hand side of the building (when viewed from the rear of the building) however would extend across the rear façade to meet and join with the side wall of the existing detached garage. Internally, the proposed extension would provide an enlarged and relocated kitchen and living space, with a utility/boot room and ground floor bathroom. In terms of appearance, the extension would incorporate a flat roof with contemporary raised roof lantern, with the external walls finished with light oak columns positioned between bi-folding doors to the rear and floor-to-ceiling fenestration to the front elevation to create a 'see-through' visual, light oak eaves and a dark grey single ply membrane roof, with a section of external wall of the extension adjacent to the modern glazed section proposed to be finished in rubble stone to match the existing building. The fenestration proposed to the front and rear of the extension would consist of dark grey/black aluminium casement windows/frames, whilst a hardwood timber door is also proposed to the rear rubble-stone section of the extension.

The first floor WC would be created internally, directly off of the existing first floor landing, with internal walls proposed to enclose the room. No external fenestration is proposed to serve the WC, therefore it will be lit with the insertion of a conservation roof light on the rear roof slope.

Lastly, it is proposed to refurbish the existing front and rear roof. The submitted Design and Access Statement confirms that the existing roof covering will be carefully removed, and all sound natural stone tiles retained and reused wherever practicable. Whilst it is not currently confirmed what the final material and specification for the matching stone will be, efforts continue to source a suitable replacement, and it is acknowledged that these details will be subject to submission to the LPA for approval in writing before works are carried out on site.

SITE DESCRIPTION/CONTEXT

The site known as 42 Shurnhold is located on Bath Road within the market town of Melksham. It is a two storey dwelling which is semi-detached to No.40 Shurnhold, with the pair of dwellings being grade II listed. 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 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. 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.



42 Shurnhold – Google Streetview Image May 2009

The official listing description of the property from the Historic England website is as follows:

Pair of attached cottages. Early C18. Coursed rubblestone, stone slate roof with coped verges and saddlestones, ashlar stacks. One storey and attic, 4-window. Doors have chamfered cases and flat stone hoods on brackets, windows to centre are 3-light cyma mullioned and to sides are 4-light cyma mullioned. 4 attic dormers have hipped stone slate roofs and 2-light cyma mullioned windows. All windows and door case of No 42 are restored as copies of originals. Right return of No 40 has two single cyma moulded casements to ground floor and one 2-light mullioned window to attic, left return of No 42 is same but restored. To rear are extensions of C19 and C20. Interior not inspected.
Listing NGR: ST8960264732

The application site is subject to the following planning policy 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

PLANNING HISTORY

Proposal / Summary
W/91/00894/LBC - Listed building consent Decision - Withdrawn Date: 24/10/1991 – 15 replacement natural stained double glazed wooden windows
W/94/00383/LBC - Listed building consent Decision - Approve with Conditions Date: 3/5/1994 – Replacement white painted double glazed windows
W/10/03940/FUL - Full planning permission Decision - Refused Date: 4/2/2011 – Removal of car sales area and erection of 9 terraced dwellings including relocated office
PL/2026/00859 - Householder planning permission Decision - Withdrawn by Applicant Date: 4/6/2026 – 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).
PL/2026/01021 - Listed building consent (Alt/Ext) Decision - Withdrawn by Applicant Date: 4/6/2026 – 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).
ENQ/2026/01258 - Pre-Application enquiry Decision - Pre-App Response Date: 24/7/2026 – 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).

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 15: Spatial Strategy for the Melksham Community Area
- Core Policy 51: Landscape
- 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 20: Locally Distinctive, High Quality Design

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires

Melksham Design Guidelines and Codes

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF):

- Section 12: Making effective use of land
 - Policy L2(d)(ii): Making effective use of land
- Section 14: Achieving well designed places
 - Policy DP3: Key Principles for Well-Designed Places
 - Policy DP4: The Design Process
- Section 17: Pollution, public protection and security
 - Policy P3: Living Conditions and Pollution
- Section 19: Conserving and enhancing the natural environment
 - Policy N2: Improving the natural environment
- Section 20: Conserving and enhancing the historic environment
 - Policy HE4: Securing the conservation of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets

The Planning Practice Guidance

ISSUES

- Design and Impact upon the character and context of the area and Heritage Impact
- Heritage Impact
- Residential Amenity
- Impact on trees

CONSULTATION RESPONSES

Melksham Town Council: No objection

Wiltshire Council Arboricultural Officer: No arboricultural objection

Wiltshire Council Conservation Officer: Support, subject to conditions
(the full comments from the Conservation Officer will be discussed in the relevant Heritage Impact section within this report)

REPRESENTATIONS

The application was publicised by direct neighbour letter and the erection of a site notice at the application site, 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 Impact upon the character and context of the area

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.

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. Policies DP3 and DP4 of the National Planning Policy Framework require development to achieve a high standard of design that responds positively to local character and context. In

assessing design quality, regard should be had to matters including scale, siting, form, appearance, materials and the relationship of development to its surroundings.

The application was subject to pre-application discussions resulting from the withdrawal of the previous applications, given that the previous scheme was considered unacceptable. During the pre-application discussions, a site visit was conducted with both the Case Officer and Conservation Officer in attendance and each of the elements of the application was discussed in their own merits and are detailed in the subsections below:

Proposed rear extension

An existing rear extension is currently in situ at the rear of No. 42, accommodating a kitchen, utility room and bathroom. The structure comprises a simple mono-pitched lightweight addition with unusual, staggered stonework detail to the side elevation and is of limited architectural or historic value. However, it lacks a damp-proof course and solid floor construction and has previously been identified as suffering from damp ingress and structural deterioration. The existing cottage is characterised by relatively low eaves, and as such the proposed single storey, flat-roofed extension is considered an appropriate and practical design solution as it would enable the development to sit comfortably beneath the existing eaves line. The proposed footprint would not exceed that of the original building, ensuring that the host dwelling remains the dominant built form and that the extension would remain subservient.

Although the existing garage is detached from the dwelling, the proposed extension would adjoin the garage's side elevation and would therefore be visible from the principal elevation and street scene. However, the incorporation of floor-to-ceiling glazing to both the front and rear elevations would create a degree of visual permeability, resulting in a more lightweight appearance with the glazing noted as having a low-reflectance, visually neutral appearance, without mirrored or strongly reflective finishes. Given the site's position and visibility within the street scene, the transparency of the glazing would reduce the perceived mass of the extension and prevent it from appearing overly dominant or overwhelming in relation to either the host dwelling or the wider site context.

Overall, the scale, form and design of the extension is considered proportionate to the existing dwelling and would not give rise to an overdeveloped or incongruous form of development. Whilst the resulting footprint would be relatively substantial, it is not considered that the proposal would result in a demonstrable or harmful loss of usable rear amenity space serving the property.

It is acknowledged that the proposal incorporates materials that contrast with those of the existing building, and this was discussed during the site visit to the property with the Conservation Officer during the pre-application process. The overall design of the extension is considered sympathetic to the character and appearance of the dwelling and whilst the appearance of the extension is contemporary in comparison to the main building, it would enable a clear distinction between the historic fabric of the original cottage and the proposed modern addition, allowing the evolution of the building to be readily understood and is not considered to detract from the character or significance of the existing dwelling. Furthermore, although extensive glazing is proposed, it would not result in an excessively glazed appearance. Whilst the front elevation would be visible from the street scene and road fronting

the site, the inclusion of landscaping to the application site would assist to soften its visual impact and enable the development to further integrate within its surroundings.

Creation of first floor WC

The only external alteration to facilitate the WC is the insertion of the conservation rooflight to the rear roof slope. The size, style and positioning of the rooflight is considered acceptable and would not be viewed as an overly dominant feature to the rear roofscape.

Proposed works to the roof

During discussions undertaken as part of the site visit, the proposed materials for the roof were discussed with the Conservation Officer. Whilst the proposed roofing material has not been specified as part of the current application, it was discussed that this matter could be appropriately controlled through the imposition of a pre-commencement condition requiring full details of the material to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

It is important that the selected roofing material is of a high quality and is sympathetic to the character and appearance of the existing building. Whilst no objections have been raised in principle to the proposed roof alterations, the Conservation Officer has recommended such a condition to enable further consideration of the precise material specification following the grant of planning permission and Listed Building Consent to ensure that an appropriate and sympathetic roofing material is secured, thereby safeguarding the character and appearance of the host building. Subject to the submission and approval of satisfactory material details, the proposed roof works are not considered to result in any unacceptable visual impact and would preserve the character and appearance of the existing dwelling.

Conclusion

Collectively, the proposed works are considered sympathetic to the existing character and appearance of the main building, its plot and the surrounding area. The resulting built form of the proposed extension would remain subservient to the main building and would result in a contemporary yet sympathetic appearance which, whilst contrasting with the existing building, still results in a well-designed and proportionate addition. The incorporation of elements of rubble stone to the rear façade enables the development to align with and respect the existing material palette of the main building, whilst the use of timber and modern glazing would enable a clear differentiation between the historic part of the building and the modern addition. The proposal is not considered to result in unacceptable visual impact and therefore overall, the development complies with the design principles set out in WCS Core Policy 57, Policy 20 of the 'Joint' Melksham Neighbourhood Plan, the Melksham Design Guidelines and Codes, the Wiltshire Design Guide and Policies DP3 and DP4 of the National Planning Policy Framework.

Heritage Impact

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.

Core Policy 58 of the Wiltshire Core Strategy seeks to conserve and, where appropriate, enhance the significance of designated and non-designated heritage assets and their settings. Core Policy 57 requires development to respond positively to local character and historic context through high quality design.

Policies HE4-HE10 of the National Planning Policy Framework recognise heritage assets as an irreplaceable resource and require proposals affecting heritage assets to be assessed having regard to their significance and the contribution made by their setting.

Within their submitted comments, the Conservation Officer confirmed that the proposed removal of the existing single storey rear lean-to extension is acceptable. Regarding the proposed extension, it is considered that the proposed works offer a simple yet well-designed contemporary extension that works with the scale of the host dwelling. The new extension is stepped back from the host building which allows the original side elevation to be returned to the original appearance. The glazed detail integrated within the proposed design of the extension further facilitates the perceived separation of the old and new and allows the scale of the original dwelling to be understood. The overall aesthetic of the extension is considered acceptable, remaining subservient and respectful to the main dwelling.

Turning to the first floor bathroom, it is considered that the proposed works are acceptable and would not result in harm to the historic floor plan. By enabling the associated pipework to penetrate through the rear of the building, it will be concealed within the new extension and effectively concealed from view, thereby limiting the impact on the historic fabric of the main building. The fitting of the conservation rooflight flush to the rear roof slope is considered acceptable and preferable, and its position within the existing roof structure ensures that there will be no loss of historic fabric. Should additional timber be required to support the rooflight, this is also considered acceptable.

Finally, with regards to the proposed works to the front and rear roof, it is noted that the existing roofing materials constitute Cotswold stone tiles with Bathstone ridge tiles. The previous application proposed to replace the rear elevation with a manufactured tile, which was not supported. However, the proposed scheme looks to re-use the existing, good tiles on the front elevation which would maintain its overall 'weathered' appearance. Presently, the proposed materials for the rear roof slope have not been confirmed and are subject to a pre-commencement condition to confirm their acceptability, however the Conservation Officer has not objected to the principle of the refurbishment works to the roof.

Overall, the proposal, by virtue of its scale, design and proposed materials, is considered to preserve the character and appearance of the listed building and its setting. It is not considered that the proposed development would result in harm to the significance of the heritage asset and no objections have been raised by the Conservation Officer. 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.

Residential 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.

Policies L2(1)(ii) and P3 of the NPPF require development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential 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 when compared to the existing arrangement. The proposed flat roof, single storey form is also not considered to result in overshadowing or an undue 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, respecting the existing separation distances between the properties.

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 roofs 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 occupants 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, it is considered that the proposed works would not result in unacceptable impact to the residential amenity of the adjacent and neighbouring properties, respecting the existing separation distances and not resulting in increased overlooking, loss of privacy or overbearing

effects, and therefore would accord with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Impact on Trees

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees, woodland and hedgerows. Policy N2 of the National Planning Policy Framework seeks to conserve and enhance the natural environment and requires development proposals to take account of the contribution made by trees and other natural features to the character and quality of an area.

The application site contains a mature tree in close proximity to the rear wall of the existing dwelling. An Arboricultural Survey has been submitted within the application which confirms its location within the application site, also stating that the tree is a mature Goat willow tree. The survey confirms the Root Protection Area (RPA) of the tree, which requires consideration given the proposed built form and proximity of the development. Collectively, the Survey report and proposed site plan confirm that it is intended to remove the tree given the potential impact that the foundations of the development may have on the RPA, however it is also noted that the tree is not protected by a TPO, nor is the application site located within a Conservation Area. The Wiltshire Council Arboricultural Officer has not objected to the proposed removal of the tree, and has considered the impact of the proposal on existing trees and RPA's and the adequacy of the arboricultural information submitted. Overall, it is considered that the proposal would comply with Core Policy 51 of the Wiltshire Core Strategy and Policy N2 of the National Planning Policy Framework.

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.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition relating to heritage issues, including joinery and glazing details and confirmation of the proposed materials for the rear roof. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 07.09.26.

CONCLUSION

The proposed development, by virtue of its scale, mass and positioning, is considered to enable a sympathetic, proportionate and subservient addition to the main building, helping to preserve the character and appearance of the main building. Furthermore, the proposed works preserve the setting and any other features of interests of the heritage asset, neighbouring

listed buildings and structures and no objections have been raised by the Conservation Officer. Additionally, the proposed development is not considered to result in unacceptable impact on the residential amenity of neighbouring occupiers. The development is therefore considered to comply with Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990, WCS Core Policies 15, 51, 57 and 58, Policy 20 of the 'made' Joint Melksham Neighbourhood Plan 2 (2020-2038), the Wiltshire Design Guide, the Melksham Design Guidelines and Codes and the relevant provisions within the NPPF.

As such, the application is recommended for approval, subject to conditions.

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:

P25-023 / 001 – Site Location Plan received 30.07.26
P25-023 / 010 – Proposed Site Plan received 30.07.26
P25-023 / 011 – Proposed Ground Floor Plan received 30.07.26
P25-023 / 012 – Proposed First Floor Plan received 30.07.26
P25-023 / 013 – Proposed SW and NE Elevations received 30.07.26
P25-023 / 014 – Proposed NW Elevation and Section received 30.07.26

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

RECOMMENDATION: that Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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:

P25-023 / 001 – Site Location Plan received 30.07.26

P25-023 / 010 – Proposed Site Plan received 30.07.26
P25-023 / 011 – Proposed Ground Floor Plan received 30.07.26
P25-023 / 012 – Proposed First Floor Plan received 30.07.26
P25-023 / 013 – Proposed SW and NE Elevations received 30.07.26
P25-023 / 014 – Proposed NW Elevation and Section received 30.07.26

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

3. Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Large scale details of all internal joinery (1:5 elevation, 1:2 section);
- (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iv) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;
- (v) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details

4. No works to repoint the external brickwork or stonework to the rear elevation shall be undertaken until:
- a) Details of the extent of repointing have been submitted to and approved in writing by the Local Planning Authority; and
 - b) A sample panel not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site, inspected and approved in writing by the Local Planning Authority.

The sample panel shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved sample.

5. Prior to reinstating the roof tiles to the rear elevation, a sample of the proposed roof tile shall be submitted to and approved in writing by the Local Planning Authority
6. The natural stone roof tiles shall be laid to regularly diminishing courses from eaves to ridge to present unbroken coursing in the traditional manner.
7. The existing roof timbers shall be retained, uncut and unaltered in situ as part of the approved scheme.