

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/04901
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Birch Grove, Bowerhill, Melksham, SN12 6SB
DEVELOPMENT DESCRIPTION:	Proposed single storey front extension & internal alterations
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The application seeks planning permission for the construction of a flat roofed extension, infilling the existing L-shaped space to the front of the property. The flat roof would include a roof lantern and the proposal will be finished in brick to match the existing finish found on the host dwelling. A roof light is also proposed on the front roof plane closest to the proposed flat roofed extension.

SITE DESCRIPTION/CONTEXT

The application site is a bungalow dwelling in an established residential area with a consistent architectural vernacular. Each property is detached and sit within reasonable sized individual plots.

The site is not covered by any planning constraints.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Joint Melksham Neighbourhood Plan

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

CONSULTATION AND REPRESENTATIONS

Melksham without Parish Council: No objection

At the time of writing, no public 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 - 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.

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.

In terms of scale the proposal will see the introduction of a flat roofed element which will effectively infill the existing L shaped space on the front elevation. In terms of increase in footprint, the proposal in this instance is a slight increase and does not suggest that the wider plot is being overdeveloped. The proposed flat roof with lantern and proposed roof light in this instance is considered to be subservient to the main dwelling and does not overwhelm or consume the main dwelling.

The design and appearance of the proposed development is considered to be an sympathetic form of development which is typical of a residential extension. The proposed building palette is also sympathetic to the main dwelling and the wider area. The resulting design and appearance is considered to be an acceptable form of development.

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

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to

unacceptable impacts on the living conditions of neighbouring residents and occupiers. 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 proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

Due to the proposal's limited scale, location and relative distance from the neighbouring property it is considered that the proposal would result in unacceptable amenity impacts in terms of overlooking, loss of light, overshadowing or loss of privacy for either neighbours or future occupiers of the application dwelling.

The proposed roof light is on the front elevation roof plane in this instance is considered to result in a new element of overlooking. However, in this instance the proposal would not result in unacceptable amenity impacts in terms of overlooking. Indeed it is considered that the proposal would not result in unacceptable overlooking impacts.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and the NPPF.

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 acceptable in terms of its design and appearance, and would not result in any unacceptable harm to the character of the area or amenities of neighbouring occupiers.

Furthermore, the proposal would not result in any unacceptable impacts in respect of any other material planning considerations.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the National Planning Policy Framework and all other relevant material considerations. 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, received on 5th August 2026:

1716-10 Birch Grove-01a Existing Plans

1716-10 Birch Grove-02c Proposed Plans

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

3. 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 detailed on the approved drawings and application form.

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