

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/05044
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	104 Dunch Lane, Melksham, SN12 8DX
DEVELOPMENT DESCRIPTION:	Full width rear flat roof extension, attic conversion with proposed rear dormer and new Velux rooflight.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a full-width single-storey rear extension, together with a loft conversion incorporating a rear dormer. The proposal also includes the installation of a rooflight on the south (front) roof slope and the insertion of a new ground-floor window within the east (side) elevation. The existing rear conservatory will be demolished to allow the development.

The proposed rear extension would extend across the full width of the dwelling and project approximately 5 metres beyond the bungalow's rear elevation. It would be constructed in brickwork to match the existing dwelling and would be finished with a single-ply flat roof incorporating a roof lantern to provide natural light. The north (rear) elevation would feature two windows and a set of double doors. The proposed window within the existing east (side) elevation would match the design and appearance of the existing windows.

The proposed rear dormer would span the full width of the dwelling and would necessitate the removal of the existing chimney. The dormer would be finished in cement board cladding and would incorporate three windows within its north (rear) elevation.

Internally, the development would result in the enlargement of the dwelling, increasing the number of bedrooms from two to five and creating a spacious open-plan kitchen and dining area, thereby enhancing the living accommodation available to future occupants.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached bungalow situated within a predominantly residential area of Melksham. The site is bordered by a neighbouring residential property to the east, while open fields lie beyond the north and west boundary.

The dwelling is of brick construction beneath a tiled pitched roof. To the front, there is a modest garden enclosed by a brick wall, with pedestrian access leading to the principal entrance. Vehicular access is provided along the eastern side of the property, leading to the rear garden, where a parking area and detached garage are located, together providing adequate off-street parking provision.

The application site is partially affected by Flood Zone 2, with the rear section of the site falling within the designated flood risk area.

PLANNING HISTORY

There is no planning history relating to the property.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 67: Flood Risk

Joint Melksham Neighbourhood Plan 2 2020-2038

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

- Section 12: Making efficient use of land
- Section 14: Achieving well designed places

The Planning Practice Guidance

CONSULTATION RESPONSES

Melksham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbourhood letter and site notice erected at the application site. No representations have been made.

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.

The application relates to the extension of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

The proposed rear extension and dormer would result in a noticeable increase in the scale and massing of the dwelling. The rear extension would extend across the full width of the property and project approximately 5 metres beyond the existing bungalow's rear elevation, while the dormer would span the full width of the roof slope. Internally, the development would significantly enhance the living accommodation, increasing the number of bedrooms from two to five and creating a spacious open-plan kitchen and dining area.

Notwithstanding this increase in scale, the proposal is considered to remain sympathetic to the character and appearance of the host dwelling. The extension would be constructed in materials that match the existing property, including brickwork and the windows and doors, thereby ensuring a cohesive appearance. Whilst the proposed flat roof introduces a contemporary element, flat-roofed rear extensions are not uncommon within the surrounding area and, given the extension's position to the rear of the dwelling, it would be largely screened from public views within the street scene.

Similarly, the proposed rear dormer would be finished in cement board cladding, introducing a different material to the property. However, as the dormer would be located solely on the rear roof slope, its visual impact would be limited, and it would not appear incongruous within the wider streetscape. Overall, the proposed additions are considered to integrate satisfactorily with the existing dwelling and would be suitable within the surrounding area.

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 L2(1)(ii) 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 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.

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.

The proposed development comprises a single-storey flat roof rear extension and dormer to the north (rear) elevation of the existing dwelling. Owing to the separation distance between No. 104 Dunch Lane and the neighbouring property, No. 102 Dunch Lane, it is not considered that the proposal would result in any significant overshadowing or overbearing impact. Furthermore, as No. 102 is a two-storey dwelling and the proposal would not increase the overall ridge height of No. 104, the development would not appear unduly dominant when viewed from the neighbouring property.

In terms of residential amenity, the proposed ground-floor fenestration would not give rise to any unacceptable loss of privacy. The proposed window within the east (side) elevation would be screened by existing boundary fencing and neighbouring outbuildings. Similarly, the windows and doors proposed within the north (rear) elevation of the extension would not result in harmful overlooking due to the existing boundary treatments.

The proposed dormer windows would be located on the north (rear) elevation and would not directly overlook the principal amenity areas of No. 102 Dunch Lane. Whilst the increased height afforded by the loft conversion may allow some additional views towards parts of the neighbouring garden, this is not considered to result in an unacceptable loss of privacy given the relationship between the properties and the established pattern of mutual overlooking typically experienced within residential areas.

The proposed rooflight within the south (front) roof slope would also not result in any material overlooking or loss of privacy, as there are no direct views onto other dwellings on the opposite side of the street. Furthermore, no objections have been raised during the consultation process.

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.

Drainage and Flood Risk

Core Policy 67 seeks to ensure development does not increase flood risk on-site or elsewhere and includes appropriate drainage where necessary. Policies F7 and F8 of the NPPF seek to ensure flood risk and drainage are appropriately managed.

The application site is located within Flood Zone 2 and is therefore subject to potential flood risk. A Householder and Minor Extensions Flood Risk Assessment has been submitted in support of the application. The assessment identifies a range of flood resilience and resistance

measures to minimise the risk of flood damage, including floorboards to help prevent water ingress into the dwelling, electrical sockets positioned a minimum of 400mm above floor level, the use of flood-resilient materials and finishes, and the installation of self-closing air bricks or non-return valves on the drainage system. These measures are considered appropriate to reduce the vulnerability of the extension to flooding and help ensure that the development can be occupied safely without increasing flood risk elsewhere. The proposal is therefore considered to accord with national guidance relating to flood risk.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

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, character and appearance, and would not result in any unacceptable harm to the 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:

- Location Plan received 11 August 2026
- Proposed Elevations, Site, Roof and Floor Plans 2185 – PL-001 received 11 August 2026

- Housholder and Minor Extensions Flood Risk Assessments received on 3 September 2026.

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