

Planning Statement
Section 73 of the Town and Country Planning Act 1990 (as amended).

Site Address: Brook House, Lower Kingsdown Road, Corsham, Wiltshire, SN13 8BG

Original Planning Permission Reference: PL/2024/11463

Proposal: Variation of Condition 2 of planning permission to allow substitution of zinc roof covering with natural slate tiles

Applicant: Mr and Mrs C Norman

Date: 17th October 2025

Introduction

This Planning Statement is submitted in support of an application made under Section 73 of the Town and Country Planning Act 1990 (as amended).

The application seeks to vary Condition 2 (Materials) attached to planning permission PL/2024/11463 relating to Brook House, Lower Kingsdown Road, Corsham.

The variation proposes to substitute the approved zinc roof covering with natural slate tiles. No other alterations are proposed to the approved design, dimensions, or layout of the building.

Background and Planning History

Planning permission was granted on 13th May 2025 for Construction of new rear single storey infill extension, enlarged dormer to front elevation together with external window and door alterations and provision of new entrance canopy. Replacement of all existing roof finishes, rainwater goods, windows, and doors. External timber cladding and insulation to all existing external walls.

The approved drawings specified a zinc roof covering as part of the external materials.

Following further design consideration and consultation with local contractors, the applicant now seeks to use natural slate tiles instead. This reflects both practical considerations and a desire to better align with the traditional materials and character of Lower Kingsdown Road and the wider Corsham area.

Description of Proposed Variation

Condition to be varied: Condition 2

Existing wording: The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed wording: The development hereby permitted shall be carried out in accordance with the following approved plans and documents. The roof covering will be natural slate.

Reason for change:

The change seeks to replace the zinc roofing with natural slate tiles. Slate is more in keeping with the traditional rural character of the Kingsdown area, provides improved visual harmony with neighbouring properties, and offers enhanced durability and sustainability benefits. No changes are proposed to the form, height, or layout of the approved building.

Planning Policy Context

The proposal has been assessed against the following policies:

- Wiltshire Core Strategy (2015) – particularly Core Policy 57: *Ensuring High Quality Design and Place Shaping*
- National Planning Policy Framework (2023) – particularly Section 12: *Achieving Well-Designed Places*
- Corsham Neighbourhood Plan (2019) – policies relating to local character and design

The variation accords with these policies, which collectively encourage high-quality design and the use of materials that respect local context and distinctiveness.

Assessment of the Proposed Change

Design and Appearance

Natural slate is a traditional roofing material widely used throughout Corsham and the surrounding villages. Its use on Brook House will reinforce the area's established character while maintaining a high-quality, visually coherent design.

The substitution will not alter the approved massing, scale, or silhouette of the development.

Impact on Neighbours and Setting

There are no changes that would affect overlooking, overshadowing, or the general amenity of neighbouring occupiers. The change in roofing material is purely aesthetic and has no additional environmental or visual impacts.

Sustainability and Maintenance

Slate offers a long lifespan, low embodied energy, and minimal maintenance requirements, consistent with the sustainable design principles set out in the NPPF and local planning policy.

Planning Obligations and Other Conditions

All other conditions from the original planning permission will remain in force and unaffected by this variation.

Conclusion

This application seeks permission under Section 73 to vary Condition 2 of planning permission PL/2024/11463 to allow the use of natural slate tiles in place of zinc roofing.

The amendment represents a minor, non-material variation that enhances the development's compatibility with local building styles and the wider landscape setting. The proposal complies fully with the Wiltshire Core Strategy, the Corsham Neighbourhood Plan, and the NPPF.

The Local Planning Authority is therefore respectfully requested to approve this Section 73 application, subject to all other original conditions being reimposed.

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17th October 2025