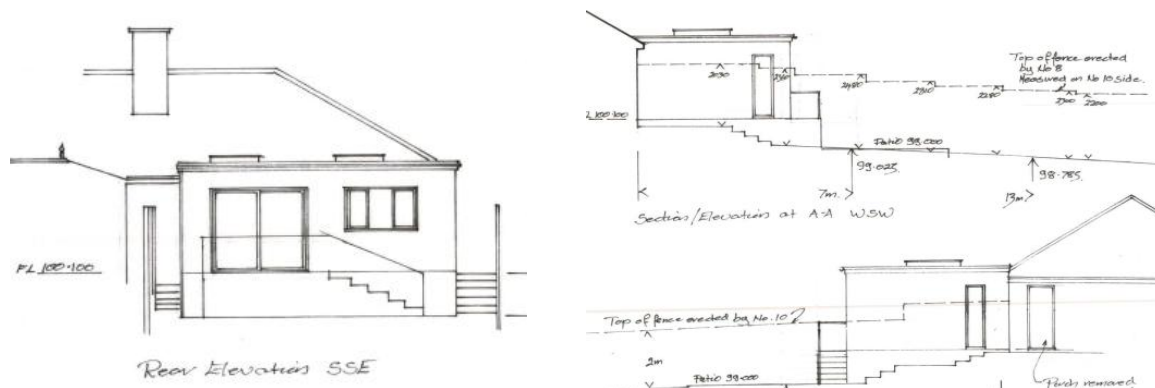


APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08774
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	10 Williams Grove, Corsham, SN13 9HH
DEVELOPMENT DESCRIPTION:	Single storey flat roof rear extension 5m out from rear wall of bungalow with raised platform and steps 1m out from back of extension
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a single storey extension on the rear elevation of the dwelling to create a larger kitchen/dining area. The extension would be about 6.9m wide: it would be about 500mm from the boundary with No.8 and about 1m from the boundary with No.12. It would project 5m from the existing rear elevation of the dwelling with a metre wide platform giving access into the garden via a set of steps. The proposed rear and side elevations have been extracted below:-



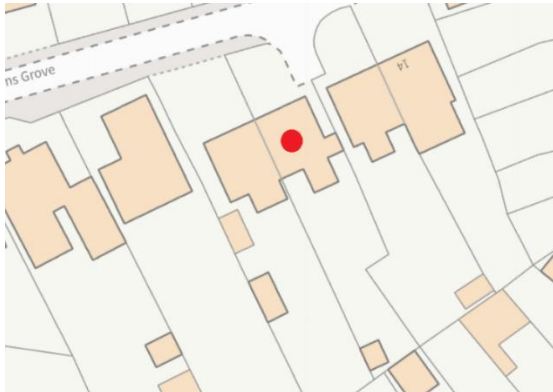
Proposed materials are reconstructed stone faced block walls, and EPDM flat roof and white upvc windows and doors. With regard to fenestration, there would be a narrow (c.600mm) full height window on each of the side elevations, and double doors and a window on the rear elevation. Two roof lanterns would be positioned within the flat roof.

The existing conservatory on the rear elevation would be removed, along with a porch on the northeast elevation. An area of existing raised decking would also be removed.

SITE DESCRIPTION/CONTEXT

The site is a semi-detached bungalow located on the south side of Williams Grove, a cul de sac located southeast of Corsham town centre – the dwelling is set on a slope such that the garden falls away to the south. The attached dwelling in the pair is No.8, to the southwest. To the northeast is No.12, which is also a semidetached bungalow sited about 1.3m from the

boundary with No.10. No.10 is indicated in red on the plan below and the google street view image below shows the front elevation of the application site.



The site is within an established residential area. It is not subject to any historical or landscape constraints and there are no listed buildings in the vicinity. Corsham is within the Bath and Bradford on Avon Bat Special Area of Conservation.

PLANNING HISTORY

Proposal / Summary
PL/2025/07062 - Prior approval Part 1 Class A.1(ea): Larger home extension Decision - Withdrawn by Applicant Date: 3/11/2025 – Single Storey Flat Roof Extension to Project 6 metres from Original Rear Wall of Dwelling, Maximum Height of 2.9 Metres, Eaves Height of 2.9 Metres

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 50 Biodiversity and geodiversity

Corsham Neighbourhood Plan:

Policy CNP ED1 - *“Proposals for development should take into account the Corsham Design Guide and Corsham Batscape Strategy.”*

Policy CNP E2- *“All new development should seek to contribute to the achievement of sustainable development”*

Policy CNP HE1 – *“All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment.”*

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

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Corsham Town Council: No objection

REPRESENTATIONS

The application was publicised by direct neighbour letter. No comments were received at the time of writing.

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 requires new development to be of an appropriate design quality that responds to local context, character, and distinctiveness.

The scale and form of the proposed single-storey extension are considered acceptable. While the junction between the existing eaves and the extension's eaves is acknowledged to be slightly awkward, the addition is contained to the rear elevation and would not be visible from the public realm. As such, the extension would not affect the wider character or appearance of the area. The scheme also includes the removal of the existing conservatory and side porch; neither structure contributes positively to the dwelling, and their removal would result in a modest visual improvement overall.

In relation to Policy E2 of the Corsham Neighbourhood Plan, the development will be subject to Building Regulations, including Part L, which ensures appropriate energy efficiency standards. There is therefore no reason to suggest the extension would not be sustainably designed and constructed.

Taking all of the above into account, the proposal is considered to comply with the design principles in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point (vii) of Core Policy 57 of the Wiltshire Core Strategy seeks to ensure that development does not adversely affect the amenities of neighbouring properties. Paragraph 135(f) of the NPPF reiterates that proposals should secure a high standard of amenity for existing and future occupants.

The proposal has been assessed with regard to its potential effects on the occupiers of Nos. 8 and 12, including matters of loss of light, overshadowing, overlooking, and overbearing impact. The applicant previously sought a prior approval for a larger home extension under Part 1 Class A.1(ea), which was withdrawn as the works were not considered permitted development. That earlier scheme projected 6m from the rear elevation. The current proposal is reduced by 1m, although it includes a platform and steps down to the garden due to the sloping site.

Because the land falls to the south, the extension—although under 3m in overall height—will appear elevated relative to the garden level, approximately 3.66m above ground level at the rear. The relationship with No. 8 to the west has been carefully considered. The existing boundary fence exceeds 2.5m in height and follows the slope of the gardens, providing a meaningful degree of screening. The photographs below show the boundary with No.8, taken from No.10 and from the garden at No.8, showing the boundary and No.10 beyond:



The existing conservatory to be removed currently projects around 3.5m from the rear elevation with a ridge height of approximately 3.3m. While the proposed extension would be closer to the boundary with No. 8 (around 550mm), the fence mitigates its visual presence to an extent. The extension will be visible from No. 8; however, given the south-facing orientation of both gardens, the separation from shared habitable room windows and the boundary

screening the development is not considered to result in an unacceptable loss of light, overshadowing, or overbearing impact.

With regard to overlooking, the proposed full-height window on the western elevation would be narrow (approximately 600mm wide), limiting potential views towards No. 8. Combined with the boundary fence, which offers screening to around 2m, it is considered that there would not be an unacceptable loss of privacy.

Turning to No. 12 to the northeast, the removal of the existing porch on the shared boundary reduces built form immediately adjacent to the neighbour. The extension would be set approximately 1m from the boundary and an estimated 3.5m from No. 12's conservatory. The photographs below were taken from the garden of No.10 showing the boundary with No.12:



As with No. 8, the narrow full-height window on the side elevation would offer only limited angled views, and boundary fencing would further restrict intervisibility. As such, no unacceptable overlooking or overbearing impact is anticipated.

For these reasons, the proposal is considered to safeguard the reasonable residential amenity of neighbouring occupiers, in accordance with Core Policy 57 (criterion vii) of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

Corsham Neighbourhood Plan Policy ED1 requires Proposals for development to take into account the Corsham Design Guide and Corsham Batscape Strategy. The site is located within a part of Wiltshire that has been identified as the Core Area related to the Bath and

Bradford-on-Avon Special Area of Conservation (SAC) for bats. However, the proposal would not be likely to impact upon a Sensitive Feature because of the scale, context and the nature of the proposals. Regard has been had to the council's guidance, and the flow process has been followed at section 7 of the above guidance. This indicates in these circumstances that no further information or assessment is required to conclude that the development proposals would not impact on the designated bat populations.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of 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 single-storey rear extension has been assessed in terms of its design, impact on the character and context of the area, residential amenity, and ecological considerations. The extension is modest in scale, well-contained to the rear of the dwelling, and would not be visible from the public realm. The removal of the existing conservatory and porch results in a modest visual improvement. The proposed materials and fenestration are sympathetic to the host dwelling and would not adversely affect the character of the area.

The impact on neighbouring residential amenity has been carefully considered. The extension's scale, orientation, separation distances, and existing boundary screening would prevent significant loss of light, overshadowing, overbearing impact, or overlooking to adjoining occupiers.

Ecological impacts have been considered in accordance with Core Policy 50 of the Wiltshire Core Strategy and the Corsham Neighbourhood Plan, and it is concluded that no harm to protected species or habitats is likely.

The proposal is also consistent with sustainability considerations under Policy E2 of the Corsham Neighbourhood Plan.

Taking account of the above, the proposal is considered to comply with Core Policy 57 and Core Policy 50 of the Wiltshire Core Strategy, Policies CNP HE1 and E2 of the Corsham Neighbourhood Plan and the design guidance set out in Appendix D of the Wiltshire Design Guide. The Corsham Town Council have raised no objections and no representations have been received from neighbours.

On this basis planning permission is recommended for approval.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

- 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.

- The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Location Plan and Block Plan received 3 November 2025
Plans and Elevations Proposed 2650/2 A received 3 November 2025

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